



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

07/28/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER		CONTACT NAME: Cary Libson	
Sheally Insurance Group		PHONE (A/C. No. Ext): (910) 452-9877	FAX (A/C. No.): (888) 321-4818
34 Covil Ave		E-MAIL ADDRESS: info@sheallyinsurance.com	
Wilmington NC 28403		PRODUCER CUSTOMER ID:	
INSURED		INSURER(S) AFFORDING COVERAGE	
Grand Bay Townhome Association, Inc.		INSURER A: OWNERS INS CO	NAIC # 32700
1600 W Broadway Rd		INSURER B: North Carolina Insurance Underwriters NCIUA	991304
Ste 200		INSURER C:	
Tempe AZ 85282-1136		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:****LOCATION OF PREMISES / DESCRIPTION OF PROPERTY** (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Eric Stack and Carol Clark 6751Blacktip Ln, Wilmington NC 28412

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	<input checked="" type="checkbox"/> PROPERTY	35550970	04/21/2023	04/21/2024	<input checked="" type="checkbox"/> BUILDING	\$ 4,546,640	
	CAUSES OF LOSS				DEDUCTIBLES	<input type="checkbox"/> PERSONAL PROPERTY	\$
	BASIC				BUILDING	<input type="checkbox"/> BUSINESS INCOME	\$
	BROAD				10,000	<input type="checkbox"/> EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				CONTENTS	<input type="checkbox"/> RENTAL VALUE	\$
	EARTHQUAKE				<input type="checkbox"/> BLANKET BUILDING	\$	
	WIND				<input type="checkbox"/> BLANKET PERS PROP	\$	
FLOOD	<input type="checkbox"/> BLANKET BLDG & PP	\$					
					\$		
					\$		
	INLAND MARINE	TYPE OF POLICY				\$	
	CAUSES OF LOSS					\$	
	NAMED PERILS	POLICY NUMBER				\$	
						\$	
A	<input checked="" type="checkbox"/> CRIME	35550970	04/21/2023	04/21/2024	<input checked="" type="checkbox"/> EMPLOYEE THEF	\$ 25,000	
	TYPE OF POLICY					\$	
	COMMERCIAL PKG/EMPL THE					\$	
A	<input checked="" type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN	35550970	04/21/2023	04/21/2024	<input checked="" type="checkbox"/> COVERAGE A	\$ Building Limit	
					<input checked="" type="checkbox"/> B&C	\$ 110,000	
B	WIND/HAIL DEDUCTIBLE	CW00652252	04/21/2023	04/21/2024	<input checked="" type="checkbox"/> LIMIT	\$ 4,546,640	
					<input checked="" type="checkbox"/> 2% PER BUILDING	\$	

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The master policies provide "all in" replacement cost coverage, excluding owner betterments and improvements for 5 buildings with 32 units. Wind-hail, ordinance or law and equipment breakdown coverage is provided. Crime coverage of 25K is carried and 1M/2M general liability coverage is also in force with 5M of umbrella coverage with 1M of directors and officers coverage.

CERTIFICATE HOLDER**CANCELLATION**

Informational	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Cary Libson

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/28/2023

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sheally Insurance Group 34 Covil Ave Wilmington NC 28403		CONTACT NAME: Cary Libson PHONE (A/C. No. Ext): (910) 452-9877 E-MAIL ADDRESS: info@sheallyinsurance.com		FAX (A/C. No.): (888) 321-4818	
INSURED Grand Bay Townhome Association, Inc. 1600 W Broadway Rd Ste 200 Tempe AZ 85282-1136		INSURER(S) AFFORDING COVERAGE			NAIC #
		INSURER A: OWNERS INS CO			32700
		INSURER B: AUTO OWNERS INS CO			18988
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			35550970	04/21/2023	04/21/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			54-451699	04/21/2023	04/21/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 PR/COMP OPS AGG \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

c/o - Erick Stack and Carol Clark 6751 Blacktip Ln, Wilmington NC 28412. The master policies provide "all in" replacement cost coverage, excluding owner betterments and improvements for 6 buildings with 40 units. Wind-hail, ordinance or law and equipment breakdown coverage is provided. Crime coverage of 25K is carried and 1M/2M general liability coverage is also in force with 5M of umbrella coverage with 1M of directors and officers coverage.

CERTIFICATE HOLDER**CANCELLATION**

Informational

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Cary Libson

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Grand Bay Townhome Association, Inc.

Policy Information

Effective date(s): 4/21/23 – 4/21/24

Policy Type(s): Commercial Package with Property (x-wind), Crime and GL, Wind/hail, Directors and Officers and Umbrella

Policy Number(s): 35550970, CW00652252, 619063103 and 54451699

Property Deductible: \$10,000

Per Occurrence Per Building

Wind Deductible: 2% per building

Per Occurrence Per Building Named Storm Per Building

Replacement Cost: Yes No

Co-insurance: Yes 100% No

Secretary of State Status: Non-Profit Corporation

Association Type: Townhome

Lender Information & Coverage Details

Main Coverage:

If All In, are Fixtures (Cabinets, Countertops, Fixtures and Flooring) Included? Yes No

Are Betterments and Improvements Included? Yes No

Wind Coverage: Yes No

Is Wind Driven Rain Included? Yes No

If Yes, Limit Amount?

Ordinance or Law Included? Yes No

If Yes, Limit Amount: Coverage A – Building Limit Coverages B&C - \$110,000 property \$5,000 wind/hail per building

Boiler Machinery and Equipment Breakdown Included? Yes No

If Yes, Limit Amount: Included

Total Insured Value (TIV) of all Buildings: \$5,558,240

Number of Buildings: 6

Number of Total Units in Community: 40

Crime/Fidelity/Employee Dishonesty included? Yes No

If Yes, Limit Amount: \$25,000

Directors and Officers Included? Yes No

If Yes, Limit Amount? \$1,000,000

General Liability Aggregate Limit: \$2,000,000

Per Occurrence Limit: \$1,000,000

Severability of Interests Applies for Unit Owners/Property Managers as AI? Yes No

Umbrella Included? Yes No

If Yes, Aggregate Limit? \$5,000,000

Homeowners: Unit owners should have HO6 unit owners coverage with wind/hail for any under master policy deductible losses, betterments and improvements and other losses the master policies may not provide coverage for. Please review the governing documents with your agent to ensure you are properly insured.

Disclaimer: This is Sheally Insurance Group's interpretation of the current Homeowner's Associations bylaws and covenants as outlined under the maintenance and insurance sections. It is the sole responsibility of the unit owner to verify all information as listed. Please request a copy of the bylaws and covenants for your community from your property manager.