



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/9/2026

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.

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 RSC Insurance Brokerage, Inc. P O Box 818035 Cleveland OH 44181	CONTACT NAME: PHONE (A/C, No, Ext): 617-330-5700 FAX (A/C, No): E-MAIL ADDRESS: opssupport@risk-strategies.com
INSURED PARC VISTA CONDO ASSOCIATION C/O FIRST SERVICE RESIDENTIAL 14001 SW 93RD LANE - OFFICE MIAMI FL 33186	INSURER(S) AFFORDING COVERAGE INSURER A: Great Divide Insurance Company INSURER B: StarNet Insurance Company INSURER C: American Coastal Insurance Company INSURER D: Kinsale Insurance Co. INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 4704677**REVISION NUMBER:**

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			0100176197-4	1/7/2026	1/7/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A B C	D&O CRIME PROPERTY			CM000004200-02 QDR0000625-00 AMC-39258-01	1/1/2026 1/31/2025 1/1/2026	1/1/2027 1/31/2026 1/1/2027	D&O LIMIT 2,000,000 BOND LIMIT 500,000 BUILDING TIV 58,831,193

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

D) SPECIAL FORM - 100% REPLACEMENT COST VALUE - 5% WIND DEDUCTIBLE - \$5,000 ALL OTHER PERILS DEDUCTIBLE.

See Attached...

CERTIFICATE HOLDER**CANCELLATION**

EVIDENCE OF INSURANCE

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

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ADDITIONAL REMARKS SCHEDULE

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AGENCY RSC Insurance Brokerage, Inc.		NAMED INSURED PARC VISTA CONDO ASSOCIATION C/O FIRST SERVICE RESIDENTIAL 14001 SW 93RD LANE - OFFICE MIAMI FL 33186	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

9540-9582 SW 140 CT MIAMI, FL 33186 - # OF UNITS: 12 - LIMIT: \$1,404,278
 9500-9530 SW 140 PL MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9420-9450 SW 140 CT MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9400-9414 SW 140 CT MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 9401-9419 SW 140 CT MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 9421-9443 SW 140 CT MIAMI, FL 33186 - # OF UNITS: 12 - LIMIT: \$1,404,278
 9501-9515 SW 140 CT MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 9501-9531 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9401-9431 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 13820-13872 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 12 - LIMIT: \$1,404,278
 13900-13914 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 13920-13934 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 14000-14014 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 14100-14130 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 14140-14154 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 14160-14174 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 9201-9231 SW 141 PL MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9151-9165 SW 141 PL MIAMI, FL 33186 - # OF UNITS: 8
 14060-14074 SW 91 TERR MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 14040-14054 SW 91 TERR MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 14000-14030 SW 91 TERR MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 13930-13952 SW 91 TERR MIAMI, FL 33196 - # OF UNITS: 12 - LIMIT: \$1,404,278
 13900-13922 SW 91 TERR MIAMI, FL 33196 - # OF UNITS: 12 - LIMIT: \$1,404,278
 13901-13931 SW 91 TERR MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 13941-13971 SW 91 TERR MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 14001-14015 SW 91 TERR MIAMI, FL 33196 - # OF UNITS: 8 - LIMIT: \$1,050,837
 14021-14051 SW 91 TERR MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9051-9073 SW 141 PLACE MIAMI, FL 33186 - # OF UNITS: 12 - LIMIT: \$1,404,278
 14020-14034 SW 90 TERR MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 14000-14014 SW 90 TERR MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$890,149
 13940-13954 SW 90 TERR MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$1,050,837
 13900-13930 SW 90 TERR MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9051-9081 SW 138 PLACE MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9101-9115 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$1,050,837
 9121-9151 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9161-9191 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9201-9231 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 16 - LIMIT: \$1,668,060
 9241-9263 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 12 - LIMIT: \$1,404,278
 9271-9285 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$1,050,837
 9301-9323 SW 138 PL MIAMI, FL 33186 - # OF UNITS: 12 - LIMIT: \$1,404,278
 13851-13865 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$1,050,837
 13901-13915 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 8 - LIMIT: \$980,149
 13921-13943 SW 93 LN MIAMI, FL 33186 - # OF UNITS: 12 - LIMIT: \$1,404,278
 9541A-9541B SW 138 PL MIAMI, FL 33186 - # OF UNITS: 2 - LIMIT: \$4,18,814
 CLUBHOUSE - LIMIT: \$1,116,942 / GUARDHOUSE LIMIT: \$41,639
 POOL HOUSES: \$84,734 / GARAGES BUILDINGS - LIMITS: 209,544 SWIMMING POOLS - LIMITS: 162,471

POLICIES TERMS AND CONDITIONS:

BUILDING ORDINANCE OR LAW COVERAGE: (YES)

AGREED VALUE: (YES)

WAIVER OF RIGHT OF RECOVERY AGAINST UNIT OWNERS: (YES)

EQUIPMENT BREAKDOWN COVERAGE: (YES)

INFLATION GUARD ENDORSEMENT: (YES)

100% REPLACEMENT COST VALUATION ON ALL POLICIES: (YES)

CONTROL OF PROPERTY CLAUSE: (YES)

COVERAGE FOR UNIT-INTERIOR IMPROVEMENTS: (NO)

SEVERABILITY OF INTEREST/SEPARATION OF INSURANCE: (YES)

10 DAYS NOTICE OF CANCELLATION: (YES)

EMPLOYEE DISHONESTY INCLUDES COVERAGE FOR ALL EMPLOYEES, BOARD MEMBERS,

PROPERTY MANAGER OR VOLUNTEERS HANDLING ASSOCIATION FUNDS: (YES)

D&O LIABILITY INCLUDES PROPERTY MANAGERS: (YES)

COMMON AREAS (YES)

PROPERTY POLICY HAS COVERAGE EQUAL TO MOST RECENT REPLACEMENT COST APPRAISAL