



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/2/2025

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 The Kelley Group Co. 1110 Main St Hull IA 51239	CONTACT NAME: Christopher Kelley PHONE (A/C, No, Ext): (712) 746-6500 E-MAIL: Chris@gotkg.com ADDRESS: Chris@gotkg.com INSURER(S) AFFORDING COVERAGE INSURER A: MESA UNDERWRITERS SPECIALTY INS CO INSURER B: STARNET INSURANCE COMPANY INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, No):	NAIC #
INSURED Park Orleans Townhouses Corp 8381 E INDIAN SCHOOL RD SCOTTSDALE AZ 85251			

COVERAGES**CERTIFICATE NUMBER:****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
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 type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			PENDING	04/30/2025	04/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ INCLUDED \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Crime Directors & Officers			QDR0003746-00	04/30/2025	04/30/2025	\$300,000 \$1,000,000

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

Directors & Officers Policy #: QDO0007278-00

HOA consists of 76 units and located in Scottsdale, AZ.

Vision Community Management is listed as additional insured on the General Liability, Directors & Officers and Crime policies.

CERTIFICATE HOLDER**CANCELLATION**

Vision Community Management

16625 S Desert Hills Pkwy

Phoenix AZ 85048

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

Christopher B Kelley

© 1988-2015 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY The Kelley Group Co.		NAMED INSURED Park Orleans Townhouses Corp	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE: 04/30/2025	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ FORM TITLE: _____

Single Entity Coverage (Walls In, excluding Improvements and Betterments)

Coverage Includes:

\$50,000 Water Damage Deductible/\$10,000 All Other Peril Deductible

Special Form with 100% Guaranteed Replacement Cost

Wind/Hail 1% subject to \$10,000 minimum

Equipment Breakdown

Building Ordinance or Law A+B+C

Inflation Guard and/or limits are reviewed yearly to ensure 100% Replacement Cost

Severability of Interest / Separation of Insureds

Waiver of Rights of Recovery

No Co-Insurance

Directors & Officers is a Claims-Made Policy



Christian Krueger Agency, LLC
1130 North Val Vista Drive, Suite 101
Mesa, AZ 85213
Office: 480-607-3010
Fax: 480-607-5871
Email: ckrueger@farmersagent.com

Subject: Park Orleans Townhouse Corp Policy Coverage

Mesa Underwriters and Starnet Insurance Company are the companies of record for the Master Insurance policy. This is an all-inclusive replacement cost policy which pays for direct physical loss to all buildings and structures at the described premises, less betterments and improvements. Coverage is extended to items such as carpet, flooring, cabinetry, plumbing, and electrical fixtures, wall paper, and paneling.

The master policy deductible for each occurrence will be \$50,000 for water, 1% for wind and hail and \$10,000 for all other perils effective April 30th. Please be sure to review your current policy so that you have enough coverage for this change.

CLAIMS MUST BE FILED THROUGH THE PROPERTY MANAGEMENT COMPANY.

Note: Unit Owner's personal property and personal liability within the unit are not covered under the master insurance policy. For those who rent out their unit, the master policy does not provide coverage for property within the units. There is no coverage for loss of renters, personal or landlord liability. Please call our agency if you need a Condo Owner or Condo Rented to others policy.

If you don't have an agent, and would like a no obligation quote, or have any questions, please feel free to reach out to us at our office at 480-607-3010.

Thank you for your business.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christian Krueger".

Christian Krueger
The Christian Krueger Agency
<https://agents.farmers.com/az/mesa/christian-krueger>