



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2025

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 Cox Insurance Services 10607 N. Frank Lloyd Wright Blvd Suite 101 Scottsdale, AZ 85259	CONTACT NAME:	
	PHONE (A/C, No, Ext): (480) 907-6000	FAX (A/C, No): (480) 664-8275
	E-MAIL ADDRESS: certificate@coxinsurance.net	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Mid-Century Insurance Company	
	INSURER B: Truck Insurance Exchange	
INSURED Union Hills Condominium Association 16625 S Desert Foothills Parkway Phoenix, AZ 85048	NAIC #	
	21687	
	INSURER C: Technology Insurance Company	
	21709	
	INSURER D:	
	42376	
INSURER E:		
INSURER F:		

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 checked="" type="checkbox"/>		606704871	6/26/2025	6/26/2026	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 75,000
A	<input checked="" type="checkbox"/> D&O-\$1,000,000						MED EXP (Any one person)	\$ 5,000
	\$500 ded						PERSONAL & ADV INJURY	\$ INCLUDED
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG	\$ 1,000,000	
	OTHER:							\$
A	AUTOMOBILE LIABILITY	<input checked="" type="checkbox"/>		606704871	6/26/2025	6/26/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY	<input checked="" type="checkbox"/>					PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY							\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/>		606704874	6/26/2025	6/26/2026	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/>					AGGREGATE	\$ 1,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000							\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			TWC4258587	6/26/2025	6/26/2026	PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Employee Dishonesty	<input checked="" type="checkbox"/>		606704871	6/26/2025	6/26/2026	DED: \$500	\$175,000
A	EPLI Occ. & Agg.	<input checked="" type="checkbox"/>		606704871	6/26/2025	6/26/2026	\$10,000 SIR	\$1,000,000

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

* 30 days written notice of cancellaton is required prior to cancellation *

Vision Community Management is listed as Additional Insured.

CERTIFICATE HOLDER

CANCELLATION

Vision Community Management
16625 S. Desert Foothills 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

Logan Roberts



10607 N. Frank Lloyd Wright Blvd, # 101 | Scottsdale, AZ 85259

480.907.6000	Office
480.664.8275	Fax
888.220.9335	Toll Free

A Leading FARMERS Insurance Agency since 1989

Union Hills Condominium Association

RE: Unit Owner Insurance and your HOA Coverage

Cox Insurance Services, at the direction of the HOA Board of Directors is Insuring your Homeowners Association.

Enclosed an updated Coverage Letter for your records.

Please contact us or email us at certificate@coxinsurance.net if you need a Certificate of Insurance for your lender or a financial institution.

The Master Insurance policy covers many of the insurance needs for each unit owner; however, every owner (including those owners who rent out their units) needs a personal policy for those items not covered by the master policy (personal property, personal liability, improvements & betterments, etc.) and/or for those items which fall below the Master Policy deductible of \$10,000.

Each unit owner will be responsible for paying the insurance deductible related to a loss for their specific property, or the full cost of the repairs if less than the deductible.

We strongly recommend that you contact your personal insurance agent and review your associations CC&R's to make sure you are adequately insured in the event of a loss.

Our Agency has been serving Arizona Business and Personal Insurance Customers for over 30 years, and work closely with Homeowners Associations throughout the Western United States.

Please feel free to contact our office at 480.907.6000, we'll be happy to discuss and review your personal insurance and provide a policy if needed.

Thank you.

A handwritten signature in blue ink, appearing to read 'Logan Roberts', is positioned above the typed name.

Logan Roberts
Senior Agent
480-907-6000
service@coxinsurance.net



IMPORTANT INSURANCE INFORMATION **UNION HILLS CONDOMINIUM ASSOCIATION**

Policy Term:

Agent:

Email:

Phone:

Our agency and Farmers Insurance is pleased to insure your Condominium Association.

Cox Insurance Services is one of the largest Business Insurance agencies in Arizona for Farmers Insurance. This distinction gives our customers many advantages. We've been providing Business and Personal Insurance Services since 1989.

Master Condominium Policy Coverages with Farmers Insurance

Direct physical loss coverage is provided for all units and includes all separate structures owned by the association in the amount of \$ **20,782,420** , and is subject to a \$ **10,000** , deductible per occurrence. Our policy for the Condominium complex covers the buildings, carports and garages, Association offices, clubhouse, interior or the unit, and exercise facilities. The master Condo Association policy insured through Farmers Insurance **does not cover** personal property of each condo owner - including property such as furniture, personal items, clothing, and jewelry. This is not a maintenance policy- normal wear and tear is not covered.

The Master Association policy also provides for **General Liability** in the amount of \$ **3,000,000** and Medical payments for covered claims, occurrences and accidents on community property. Personal Liability is also excluded on the master policy.

Directors and Officers Coverage is provided for the Association in the amount of \$.

This coverage protects the board for the cost of defense and claims arising from the lawsuits alleging that the directors had failed to properly perform their required duties.

The **Employee Dishonestly/Crime/Fidelity Coverage** is provided for the Association in the amount of \$. This coverage protects against fraudulent or dishonest acts by the persons named in the policy, Property Management Company, and the Board of Directors. This coverage does not pertain to mysterious disappearance, burglary or thefts by outside parties, ordinary mismanagement of funds or overspending.



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CONDOMINIUM OWNER

Safety Tips

Homeowner Association residents may help reduce property damage and personal injury by following these tips.

Smoke and Heat Detectors

Smoke and heat detectors save lives. Properly installed and maintained alarms are essential to making your home safer. Consider the following tips and always read and follow manufacturer's instructions:

- Install units in each bedroom, near sleeping areas and on every level including the basement
- Replace units every 10 years (from date of manufacture)
- Test units monthly
- Replace batteries annually**

Carbon Monoxide Alarms**

Carbon Monoxide (CO) is a colorless and odorless gas produced when natural gas, oil, kerosene, wood or charcoal is burned. Several states require CO detectors. Always follow manufacturer's instructions and consider these tips:

- Install units in central locations, near sleeping areas and areas required by local laws
- Replace at intervals stated in manufacturer's instructions
- Test units monthly
- Replace batteries annually

Fire Extinguishers*

Portable fire extinguishers help save lives and property by containing a small fire until the fire department arrives. Select a multi-purpose extinguisher which can be used on all types of fires:

- Install extinguishers in the path of an exit
- Evacuate all occupants and call fire department immediately
- Use extinguisher only when safe to do so and when fire is contained to small area
- Inspect and replace extinguishers as recommended by manufacturer

Chimney Cleaning*

Heating equipment is a leading cause of home fires. Chimneys can collect fuel which can be out of sight and dangerous. Regular maintenance of fireplaces should offer safe and welcoming warmth.

Consider the following:

- Have a certified chimney sweep inspect chimneys annually and clean as necessary
- Keep anything which can burn 3 feet away
- Allow ashes to completely cool before disposing into a covered metal container
- Install and maintain Carbon Monoxide (CO) detectors and a fire extinguisher

This document is for informational purposes only.
Always follow manufacturer recommendations.

*US Fire Administration

**US Fire Administration (USFA) and Consumer Product Safety Commission

Grills & Heaters & Fire Pits

The USFA advises patios, terraces, screened-in porches and courtyards are leading home locations for grill fires.* Other open-flame devices also cause fires.

Precautions should be taken including:

- Don't use open flame devices or appliances within 10 feet of combustible construction or materials
- Consider small electric grills as an alternative
- Designate a common area, clear of combustibles and vegetation, for grilling
- Don't store propane, charcoal or lighter fluid indoors or on balconies or patios

Kitchen Stove Anti-Tip Devices

Most stove owners haven't heard of Anti-Tip brackets. The American National Standards Institute (ANSI) and Underwriters Laboratories (UL) created standards that require all ranges manufactured after 1991 to be capable of remaining stable while supporting 250 pounds of weight on their open doors. Manufacturers' instructions, require that anti-tip brackets provided be installed. These brackets prevent a stove from tipping if downward weight or pressure is applied to an open door.

Check for Anti-Tip device:

- Remove items from stove-top and oven
- Shine a flashlight under and behind stove
- Look for small bracket on floor or wall which is attached to rear of stove
- Always contact an authorized appliance technician to confirm installation or to install a device

Interior Water Damage

Catching a small leak early, knowing the location of water main shut off valve and regular inspections are important and may help prevent costly water damage.

Consider the following tips:

- Maintain water heaters as recommended by manufacturer
- Inspect water supply lines on all appliances and fixtures every 6 months
- Change washing machine hoses (steel braided preferred) at least every 3-4 years
- Protect pipes from freezing by insulating them and keeping heat turned on

For additional information on these topics and other loss control material, register at www.mysafetypoint.com. This site is provided for Business Insurance Policyholders to provide on-line safety resources.