



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/12/2026

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		CONTACT	
Cox Insurance Services 10607 N. Frank Lloyd Wright Blvd Suite 101 Scottsdale, AZ 85259		NAME: PHONE (A/C, No. Ext): (480) 907-6000	FAX (A/C, No): (480) 664-8275
		E-MAIL: certificate@coxinsurance.net	ADDRESS:
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Truck Insurance Exchange	NAIC # 21709
INSURED		INSURER B:	
Bella Terra Condominium Association 16625 S. Desert Foothills Pkwy. Phoenix, AZ 85048		INSURER C: AmTrust North America	
		INSURER D: Federal Insurance Company	
		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	COMMERCIAL GENERAL LIABILITY		X	607184500	1/9/2026	1/9/2027	EACH OCCURRENCE	\$ 1,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 75,000
	D&O \$1,000,000						MED EXP (Any one person)	\$ 5,000
	DED \$1,000						PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 1,000,000
	OTHER:							\$
A	AUTOMOBILE LIABILITY		X	607184500	1/9/2026	1/9/2027	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	\$
	OWNED AUTOS ONLY	<input checked="" type="checkbox"/>					BODILY INJURY (Per accident)	\$
	Hired AUTOS ONLY	<input checked="" type="checkbox"/>					PROPERTY DAMAGE (Per accident)	\$
	SCHEDULED AUTOS	<input checked="" type="checkbox"/>						\$
D	UMBRELLA LIAB	<input checked="" type="checkbox"/>	X	G74614619- G74669384	1/9/2026	1/9/2027	EACH OCCURRENCE	\$ 10,000,000
	EXCESS LIAB	<input type="checkbox"/>					AGGREGATE	\$ 10,000,000
	DED	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/>					<input checked="" type="checkbox"/> PER STATUTE	OTH-ER
C	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/>	Y / N	N/A	TWC3932065	1/9/2026	1/9/2027	E.L. EACH ACCIDENT	\$ 1,000,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Employee Dishonesty	<input checked="" type="checkbox"/>	X	607184500	1/9/2026	1/9/2027	DED \$5,000	\$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 CANCELLATION REQUIRED. 10 DAYS NOTICE OF CANCELLATION FOR NONPAYMENT

Vision Community Management is an Additional Insured
5335 E Shea Blvd Scottsdale, AZ 85254

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



EVIDENCE OF PROPERTY INSURANCE

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

AGENCY	PHONE (A/C. No. Ext): (480) 907-6000	COMPANY
Cox Insurance Services 10607 N. Frank Lloyd Wright Blvd Suite 101 Scottsdale, AZ 85259		Truck Insurance Exchange 4680 Wilshire Blvd Los Angeles, CA 90010
FAX (A/C. No): (480) 664-8275	E-MAIL ADDRESS: certificate@coxinsurance.net	
CODE:	SUB CODE:	
AGENCY CUSTOMER ID #:		
INSURED	Bella Terra Condominium Association 16625 S. Desert Foothills Pkwy. Phoenix, AZ 85048	
LOAN NUMBER		POLICY NUMBER 607184500
EFFECTIVE DATE 1/9/2026		EXPIRATION DATE 1/09/2027
<input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED		
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION
5335 E. Shea Blvd. unit Scottsdale, AZ 85254

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COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL		
COVERAGE / PERILS / FORMS					AMOUNT OF INSURANCE	DEDUCTIBLE
Blanket Building Limit - Replacement Cost					\$67,500,000	\$10,000
Building Ordinance Or Law - 1 (Undamaged Part)					Included	None
Building Ordinance Or Law - 2 (Demolition Cost)					\$1,125,000	None
Building Ordinance Or Law - 3 (Increased Cost)					\$1,125,000	None
Employee Dishonesty - including Property Management Company					\$1,000,000	\$5,000
Unit Owners Coverage "Walls In" - Includes Betterments and Improvements					Included	\$10,000
Equipment Breakdown					Included	\$10,000
Back Up Of Sewer Or Drains					\$100,000	\$20,000
Water Damage Deductible						\$20,000
Flood Coverage - no separate Flood Policy					Excluded	

REMARKS (Including Special Conditions)

240 Units- 19 Habitational Buildings
Clubhouse, and all Garages and Carports Included
Severability of Interest Included
Wind is included
30 days written notice of cancellation is required

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS	<input checked="" type="checkbox"/> ADDITIONAL INSURED	<input checked="" type="checkbox"/> MORTGAGEE	<input checked="" type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
MASTER	LOAN #			
	AUTHORIZED REPRESENTATIVE			



IMPORTANT INSURANCE INFORMATION

Bella Terra 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 **\$ 67,500,000** , and is subject to a **\$ 20,000** , 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 **\$ 11,000,000** 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 **\$ 11,000,000** .

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 Dishonesty/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.



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

480.907.6000 Office

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888.220.9335 Toll Free

A Leading FARMERS Insurance Agency since 1989





What a Unit Owner Needs COVERAGES FOR YOUR PERSONAL INSURANCE

The Master Condo Association Policy insured through Farmers Insurance does not cover personal property of each condo owner—including improvements and betterments, personal property such as furniture, personal items, clothing, or jewelry.

Review your individual Condominium Policy annually

Condominium owners need to purchase a separate Condominium Homeowners policy. Farmers Insurance offers the most up to date policy form available. We recommend that you review your individual condominium policy annually. Our agency can review the coverages of your condo policy to see if there are any "gaps" or deficiencies in your coverage.

The Master Condo Association Policy provides property coverage for fire, theft and vandalism. This policy will cover the individual units; however, there may be some exclusions.

The Most Important Condo Owners Policy Coverages

Personal Liability—Pays damages which you are legally obligated to pay because of bodily injury or property damage resulting from an occurrence. It is recommended to carry a minimum of \$100,000 of liability coverage.

Personal Property—Improvements and items such as furniture, clothes, dishes, appliances, computers, etc.

Loss of Use—Helps with necessary increase of living expense if you cannot stay in the condo due to a covered loss.

Guest Medical—Will pay reasonable charges for medical, surgical, x-ray, dental, etc. resulting from an occurrence on your property.

Loss Assessment—Pays for losses in common area of the Association which could result in a special assessment to all unit owners equally.

Farmers offers other essential coverages to fill the gaps that many regular Condo policies have.

We'd be happy to review these coverages with you.

For example, if you have a fire that starts from your unit, what is your liability?

Call us and we can review your current Condo Homeowners policy.

You can save up to 25% if we insure your Autos and Life insurance.



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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.

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.

*US Fire Administration

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