

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 2/14/2023

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.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.								
PRODUCER		CONTACT Julie Slomka, CISR						
John T Cook & Associates		PHONE (A/C, No. Ext): (843) 626-9491 FAX (A/C, No): (843) 448-9734						
4605 Oleander Dr Suite D		E-MAIL ADDRESS: julie@jtcook.com						
PO Box 8100 Myrtle Beach S	C 29578	PRODUCER CUSTOMER ID: 00208804						
	Vanita-1	INSURER(S) AFFORDING COVERAGE	NAIC #					
INSURED		INSURER A: Lloyds of London						
Fountain Pointe HPR Inc		INSURER B: Continental Casualty Co (CNA)						
1756 Hwy 501		INSURER C:						
		INSURER D :						
Myrtle Beach S	C 29577	INSURER E :						
		INSURER F:						
COVERAGES	CERTIFICATE NUMBER: CP2328262	62 REVISION NUI	MBER:					

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Fountain Point Lane Myrtle Beach SC 29579

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 INS	SURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)		COVERED PROPERTY	LIMITS	
	CAL	PROPERTY USES OF LOSS BASIC	DEDUCTIBLES BUILDING 5,000				х	BUILDING PERSONAL PROPERTY BUSINESS INCOME	s s	1,500,000
A	x	BROAD SPECIAL EARTHQUAKE	CONTENTS	AQS230178	2/2/2023	2/2/2024	_	EXTRA EXPENSE RENTAL VALUE BLANKET BUILDING	\$ \$	
	X	WIND FLOOD						BLANKET PERS PROP BLANKET BLDG & PP	\$ \$ \$	
	CAL	INLAND MARINE USES OF LOSS NAMED PERILS		TYPE OF POLICY POLICY NUMBER					\$ \$ \$ \$	
В	Marie .	CRIME E OF POLICY loyee Dishonesty BOILER & MACH		618775502	2/2/2023	2/2/2024	x	Limit	\$ \$	100,000
	EQUIPMENT BREAKDOWN		ARDOWN						\$ \$	

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

Deductibles: \$5,000 AOP; 3% NS \$50k Minimum; \$25,000 AOW; 2% EQ \$25k Minimum; \$250 Crime;

Replacement cost provision apples; 12 Units in building; 108 units total; Total TIV

\$13,500,000; Ordinance or Law coverage and Equipment Breakdown coverage is included, subject to

limits & provisions of the policy; Re:

CERTIFICATE HOLDER	CANCELLATION							
Semper Fi Property Management 1756 Hwy 501	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.							
Myrtle Beach, SC 29577	AUTHORIZED REPRESENTATIVE							
	J Slomka, CISR/JULIE Julie Stonka							



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/01/2023

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.

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).

PROE	UCER	NAME: Julie Slomka, CISR										
John T Cook & Associates						PHONE (843) 626-9491 FAX (A/C, No, Ext): (843) 448-9734						
4605 Oleander Dr Suite D						E-MAIL ADDRESS: julie@jtcook.com						
PO Box 8100						INSURER(S) AFFORDING COVERAGE N						
Myrt	e Beach			SC 29578	INSURE	RA: Owners I	nsurance Com	npany			32700	
INSU	RED				INSURE	Croomuie	ch Insurance C	Company				
	Fountain Pointe Hpr Inc				INSURE							
	1756 Highway 501					and the same of th						
	Tree manual ee				INSURE							
	Myrtle Beach			SC 29577-9750	INSURE	0.000						
20)		TIFIC	ATE		INSURE	RF:		DEVISION NUM	DED.			
				TOMOLIC.		TO THE INCHE		REVISION NUM		OD.		
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CE	RTIFICATE MAY BE ISSUED OR MAY PERT	AIN, T	HE INS	SURANCE AFFORDED BY THE	POLIC	IES DESCRIBEI	D HEREIN IS S					
	CLUSIONS AND CONDITIONS OF SUCH PO		S. LIM		REDUC	ED BY PAID CL	AIMS. POLICY EXP					
INSR LTR	TYPE OF INSURANCE	INSD	WVD	POLICY NUMBER		(MM/DD/YYYY)	(MM/DD/YYYY)		LIMITS	57. 101977		
	COMMERCIAL GENERAL LIABILITY							EACH OCCURRENC		\$ 1,00	0,000	
	CLAIMS-MADE X OCCUR							DAMAGE TO RENTE PREMISES (Ea occu	rrence)	\$ 300,	000	
							02/02/2024	MED EXP (Any one p	10,000		00	
Α				36610945		02/02/2023		PERSONAL & ADV INJURY \$ 1,000		0,000		
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREG	RALAGGREGATE \$ 2,00		0,000	
	POLICY PRO-							PRODUCTS - COMP/OP AGG \$ 2,00		0,000		
	OTHER:									\$		
	AUTOMOBILE LIABILITY							COMBINED SINGLE (Ea accident)	LIMIT	\$		
	ANY AUTO							BODILY INJURY (Per		\$		
	OWNED SCHEDULED						1	BODILY INJURY (Per	r accident)	\$		
	AUTOS ONLY AUTOS NON-OWNED							PROPERTY DAMAG	CLEANER OF PROPERTY.	\$		
	AUTOS ONLY AUTOS ONLY	1						(Per accident)		\$		
	X UMBRELLA LIAB X OCCUR							EACH OCCURRENCE \$ 5,00		0,000		
В				PPP7441684		02/02/2023	02/02/2024	EACH OCCURRENC	E	a ·	-1	
,	CLAIMS-MADE							AGGREGATE		\$		
	DED RETENTION \$ U	-						PER	OTH- ER	\$		
AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below								STATUTE		Marie .		
								E.L. EACH ACCIDEN		\$		
								E.L. DISEASE - EA E	MPLOYEE	\$		
								E.L. DISEASE - POLICY LIMIT		\$		
	Directors & Officers Liability						20/20/2024			04.0	00.000	
Α				36610945		02/02/2023	02/02/2024	Limit		\$1,0	00,000	
DESC	RIPTION OF OPERATIONS / LOCATIONS / VEHICL	ES (AC	ORD 1	01, Additional Remarks Schedule,	may be a	ttached if more sp	ace is required)					
Resi	dential HOA; 108 Units; Fountain Pointe Li	n. Myrl	le Bea	ich, SC 29579; Re:								
	ψ.											
CERTIFICATE HOLDER CANCELLATION												
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN										BEFORE		
Semper Fi Property Management					5000000	EXPIRATION D ORDANCE WIT		M. S.	DELIVER	ED IN		
					~~~	C. WALLEY						
	1756 Hwy 501				AUTHORIZED REPRESENTATIVE							
						Company Compan						
Myrtle Beach SC 29577						Julie Slanka						