



# CERTIFICATE OF PROPERTY INSURANCE

For File Purposes  
DATE (MM/DD/YYYY)  
7/22/2020

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.

<b>PRODUCER</b> Brown & Brown Insurance of Georgia, Inc. 900 North Point Parkway, Suite 300 Alpharetta, GA 30005	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b> (770) 952-7725	<b>FAX (A/C, No):</b> (770) 512-5050
	<b>E-MAIL ADDRESS:</b>	
	<b>PRODUCER ID:</b> TARAT-1	
	<b>CUSTOMER ID:</b>	
<b>INSURED</b> Tara Townhouses Condominium Association, Inc.	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> Philadelphia Indemnity Insurance Company	
	<b>INSURER B:</b> Travelers Casualty and Surety Co America	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	
	<b>NAIC #</b>	

## COVERAGES

CERTIFICATE NUMBER: 56670935

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

TO ADD UNIT OWNER AND MORTGAGEE INFORMATION  
Go to [www.ecertsonline.com](http://www.ecertsonline.com). Click blue register link. Registration code is 'lender'.  
Certificate is FREE & INSTANT

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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	<input checked="" type="checkbox"/> <b>PROPERTY</b>	PHPK2159913	7/18/2020	7/18/2021	<input checked="" type="checkbox"/> <b>BUILDING</b>	\$ 12,842,000	
	<b>CAUSES OF LOSS</b>				<b>DEDUCTIBLES</b>	<input type="checkbox"/> <b>PERSONAL PROPERTY</b>	\$
	<input type="checkbox"/> <b>BASIC</b>				<input type="checkbox"/> <b>BUILDING</b>	<input type="checkbox"/> <b>BUSINESS INCOME</b>	\$
	<input type="checkbox"/> <b>BROAD</b>				<input type="checkbox"/> <b>\$5,000 PO</b>	<input type="checkbox"/> <b>EXTRA EXPENSE</b>	\$
	<input checked="" type="checkbox"/> <b>SPECIAL</b>				<input type="checkbox"/> <b>CONTENTS</b>	<input type="checkbox"/> <b>RENTAL VALUE</b>	\$
	<input type="checkbox"/> <b>EARTHQUAKE</b>				<input type="checkbox"/> <b>BLANKET BUILDING</b>	\$	
	<input checked="" type="checkbox"/> <b>WIND</b>				<input type="checkbox"/> <b>\$5,000 PO</b>	<input type="checkbox"/> <b>BLANKET PERS PROP</b>	\$
	<input type="checkbox"/> <b>FLOOD</b>				<input type="checkbox"/> <b>BLANKET BLDG &amp; PP</b>	\$	
	<input checked="" type="checkbox"/> <b>GRC</b>				<input type="checkbox"/> <b>Water Deductible</b>	\$ 25,000 PU	
	<input checked="" type="checkbox"/> <b>Orig Spec</b>				<input type="checkbox"/> <b>Ordinance/Law</b>	\$ Included	
	<input type="checkbox"/> <b>INLAND MARINE</b>	<b>TYPE OF POLICY</b>				\$	
		<b>POLICY NUMBER</b>				\$	
	<b>CAUSES OF LOSS</b>					\$	
	<input type="checkbox"/> <b>NAMED PERILS</b>					\$	
						\$	
						\$	
B	<input checked="" type="checkbox"/> <b>CRIME</b>	105793751	7/18/2020	7/18/2021	<input checked="" type="checkbox"/> <b>Fidelity Bond</b>	\$ 400,000	
	<b>TYPE OF POLICY</b>				\$		
	<b>Incl Mgmt Company</b>				\$		
	<input type="checkbox"/> <b>BOILER &amp; MACHINERY / EQUIPMENT BREAKDOWN</b>					\$	
A	<b>General Liability</b>	PHPK2159913	7/18/2020	7/18/2021	<input checked="" type="checkbox"/> <b>PO/AGG in Millions</b>	\$ 1 MIL / 2 MIL	
B	<b>D&amp;O Liability</b>	105958064	7/18/2020	7/18/2021	<input checked="" type="checkbox"/> <b>Per Occurrence</b>	\$ 1,000,000	
A	<b>Umbrella Liability</b>	PHUB731883	7/18/2020	7/18/2021	<input checked="" type="checkbox"/> <b>Per Occurrence</b>	\$ 1,000,000	

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

Insured Location: 3050 Margaret Mitchell Dr, Atlanta GA 30327\*\*10 BUILDINGS, 50 UNITS\*\*CERTIFICATE IS NOT VALID FOR ANY OTHER ADDRESS  
Certificate is void if altered or if any information other than lender or unit owner name or address appears above.

## CERTIFICATE HOLDER

For File Purposes

Tara Townhouses Condominium Association, Inc.  
c/o Carter Communities  
711 Cedar Creek Way  
Woodstock GA 30189

## 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.

AUTHORIZED REPRESENTATIVE

Clay Collins

ACORD 24 (2016/03)

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# Brown & Brown Insurance of Georgia, Inc.

900 North Point Parkway, Suite 300 – Alpharetta, GA 30005 – 770-952-7725 – Fax 770-512-5050

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## Explanation of the Property Coverages for Condominium Associations

The certificate requestor is responsible for ensuring they have selected the correct association/insured name aka project name.

The building limit shown is for the entire association - we cannot verify a coverage amount for each individual building or unit.

- In Georgia, the property limit shown includes the entire condominium building from the outside of the structure all the way through to the real property on the inside of the unit which would include inside walls, wall coverings, flooring, cabinets, plumbing, electrical, lighting, fixtures, and major appliances used for cooking, heating, cooling, laundry. Real property is defined as items that are appurtenant to the structure. However, unless required by your association Declarations, we may not cover structural upgrades/improvements.
- **The General Liability policy listed includes Separation of Insureds/Severability clause.**
- In accordance with the policy conditions, the insurance company will endeavor to provide the first named insured a minimum of 10 days notice of cancellation.

Explanation of deductibles and abbreviations - **these are examples** - see certificate for the actual deductible amount that applies to this policy:

- "PU" means Per Unit. The deductible amount would be applied to each & every unit owner involved in a covered loss of that type – each unit affected would be fully responsible for their per unit deductible
- "PB" means Per Building. The deductible amount would be applied to each building involved in a covered loss of that type – each building affected would be responsible for its per building deductible to be assessed back to the unit owners of that building per their association guidelines
- "PO" means Per Occurrence. The deductible amount would be applied per occurrence for a loss of that type - a single deductible would be assessed back to the affected unit owners per their association guidelines
- "R/Cost" means there is replacement cost coverage on the buildings; insurer will pay up to building limit of insurance to repair or replace covered buildings damaged by a covered loss without depreciation subject to policy conditions
- "GRC" means there is guaranteed replacement cost coverage on the buildings; insurer will pay actual cost to repair or replace covered buildings damaged by a covered loss without depreciation or limit subject to policy conditions
- "ERC" means there is 125% extended replacement cost coverage on the buildings; insurer will pay up to 125% of the building limit of insurance to repair or replace covered buildings damaged by a covered loss without depreciation subject to policy conditions
- "AV" means there is agreed value coverage on the buildings; insurer will pay up to the agreed upon building limit of insurance to repair or replace covered buildings damaged by a total covered loss subject to policy conditions
- "Orig Spec" means that we do not cover any structural upgrades. However, if required by your association Declarations, we may cover structural upgrades completed during original construction by the developer
- "Incl I&B" means that we do cover any structural upgrades (improvements and betterments) that have been made - however, it is the unit owner's insurance responsibility to provide proof of the upgrades (improvements and betterments) in the event of a loss
- "Incl Management Company" means that the crime/fidelity/employee dishonesty coverage extends to the property management company
- "Ordinance/Law" means that the property policy provides Ordinance or Law coverage
- "PO/AGG in Millions" means Per Occurrence/Aggregate limit, and the limit shown is times \$1,000,000

**This document is not intended to alter the certificate**



July 16, 2020

## MASTER vs. HO6

The Master Policy we have in force for **Tara Townhouses Condo Assn** is written to provide very broad coverage on the structure itself. The insurance provided covers the entire structure inside and out; however, per the association's governing documents, the association is not responsible for insuring any additions or improvements made to the unit subsequent to the original construction of the building. Examples would be: wall covering, upgraded wall to wall carpeting, built in cabinets, etc. The Master Policy has a deductible of **\$25,000 PER UNIT for all covered water losses, and \$5,000 PER OCCURRENCE for all other covered losses. The deductible(s) would be your insurance responsibility for any covered cause of loss.** You should discuss this with your insurance agent providing your personal insurance policy on your unit to make certain it is written correctly to respond to this deductible.

The Master Policy insures against a loss sustained from the perils insured against under the policy. This would include damage resulting from fire, lightning, windstorm, hail, vandalism, and water damage occurring from a sudden and accidental discharge of water such as a frozen pipe bursting, a washing machine hose malfunctioning, etc. This policy is not intended to cover losses resulting from maintenance issues such as roof leaks. In order to have coverage for resulting water damage from a roof leak, there would need to have been damage to the building from a covered peril to respond to such damage such as windstorm damage to the roof thus causing resulting water damage to the inside. To assist in eliminating gaps in insurance, additional coverage should be carried on a personal basis. Water damage resulting from seepage of surface waters is excluded from the policy.

The Master policy also includes general liability for the common areas with a limit of \$1,000,000.

Each unit owner would need to carry a **Condominium Unit-Owner's Policy** (or a **Dwelling Fire** policy if you do not reside in the unit) to insure the contents (personal belongings) within the unit, liability coverage for personal exposure, and coverage to respond to the Master Policy deductible **and** total cost of additions and improvements if not included in the Master Policy in the event of a loss. The personal policy should also include Loss Assessment coverage to protect against an assessment from the Association for an uninsured loss, an underinsured loss, or as a result of the deductible for a given loss. These items are not and cannot be included in the Master Policy.

If we can be of further assistance in answering any questions we can be reached at 770-952-7725. Thank you for your continued support of the services we provide to Tara Townhouses Condo Assn.

Brown & Brown Insurance of GA, Inc.  
900 North Point Parkway, Suite 300  
Alpharetta, GA 30005  
(770)952-7725

The information contained in this letter is not intended to replace the Policy language. Please see the policy for coverage, limitations and exclusions. In the event of a difference, the Policy will prevail.



**Brown & Brown Insurance of Georgia, Inc.**  
**900 North Point Parkway #300**  
**Alpharetta, GA 30005**  
**Phone: 770-952-7725 Fax: 770-512-5050**

Thank you for contacting Brown & Brown Insurance of Georgia, Inc. for evidence of insurance for a condominium or a single family homeowners association that we insure.

Our certificates of insurance are now available for **free** via online retrieval. We hope that you enjoy this value added service offered by Brown & Brown Insurance of Georgia, Inc.

Please access the website at [www.ecertsonline.com](http://www.ecertsonline.com)

Click on "Register with your Lenders/Mortgagees code" hyperlink  
below the Email address box

The system will request Your Name, Email Address,  
& Registration Code which is: lender

You will be sent a numeric password that is individual to you only via email. The email will be sent immediately. Be sure to check your junk email/spam files if it does not show up in your inbox.

Return to the login screen at [www.ecertsonline.com](http://www.ecertsonline.com) and login with your email address and numeric password.

**Step 1:** You will be prompted to enter the first 4 characters of the association name.

Choose the correct association.

**Step 2:** Choose the policy term you need a certificate for. The current term will usually be the **last** option. If you need a certificate for a year that is unavailable, please contact us by phone.

**Step 3:** Enter the mortgagee and loan information in the Lender box on the left, and the unit owner information in the Owner Information box on the right. If you wish to fax or email the certificate, enter that information in the Delivery Options box on the right.

After all the information has been entered, choose the **Save** button in the upper left above the Lender Information box.

**Step 4:** Confirm that the information on this page is correct, and then click the **Generate Certificate** link on the bottom of the page.

**Certificate Page:** You will be able to view, print, and/or save your certificate by **clicking the PDF icon**. You can choose the Deliveries Completed link to view fax or email confirmations if you chose delivery options.

**If you have any questions or problems, please feel free to contact our office by calling [770-952-7725](tel:770-952-7725). Thank you!**