CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 12/27/2024

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.

PRODUCER

Association Insurance Partners
A Division of Wade Hunt Insurance Group
303 N Carroll Blvd, Suite 220
Denton TX 76201

CONTACT NAME: Raegon Mathews
PHONE (A/C, No, Ext): 972-539-8181
FAX (A/C, No):
E-MAIL ADDRESS: raegon@associationtx.com
PRODUCER CUSTOMER ID:

INSURED

Villages of Prairie Commons West HOA
c/o Essex Management
1512 Crescent Dr, Ste 112
Denton TX 76201

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	ACCREDITED SURETY & CAS CO INC	26379H
INSURER B :	PHILADELPHIA IND INS CO	18058
INSURER C :	WESCO INS CO	25011
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

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	✘ **PROPERTY** CAUSES OF LOSS / DEDUCTIBLES ☐ BASIC — BUILDING 10,000 ☐ BROAD — CONTENTS ✘ SPECIAL ☐ EARTHQUAKE ✘ WIND 2.5% ☐ FLOOD ✘ Hail 2.5%	1-HNY-TX-01-01528916	11/20/2024	11/20/2025	BUILDING PERSONAL PROPERTY BUSINESS INCOME EXTRA EXPENSE RENTAL VALUE BLANKET BUILDING BLANKET PERS PROP BLANKET BLDG & PP	$ 12,701,495
	☐ **INLAND MARINE** CAUSES OF LOSS ☐ NAMED PERILS	TYPE OF POLICY POLICY NUMBER				$
B	✘ **CRIME** TYPE OF POLICY	PCAC022526-0124	11/20/2024	11/20/2025	✘ Limit ✘ Deductible	$ 100,000 $ 1,000
A	✘ **BOILER & MACHINERY / EQUIPMENT BREAKDOWN**	1-HNY-TX-01-01528916	11/20/2024	11/20/2025	✘ Included	$
C	Common Areas Limit: $130,000	WPP2060140 00	11/20/2024	11/20/2025	✘ Deductible ✘ Wind & Hail	$ 1,000 $ 5%

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

Replacement Cost and Ordinance or Law is Included. Covers Common Areas Only. Essex Management is Additional Insured on the Crime.

CERTIFICATE HOLDER

Essex Management

1512 Crescent Dr
Ste 112
Carrollton TX 75006

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

Wade Hunt

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