



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

4/25/2013

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 Smith Watson Parker Insurance 2590 Hollywood Blvd Hollywood FL 33020	CONTACT NAME: Certificate Dept PHONE (A/C, No, Ext): (954) 925-2590 FAX (A/C, No): (954) 925-7004 E-MAIL ADDRESS: certs@swpinsurance.com PRODUCER CUSTOMER ID: 00020680																					
INSURED Royal Poinciana Condominium Association, Inc. 1275 SW 46th Avenue Pompano Beach FL 33069	<table style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center; border-bottom: 1px solid black;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center; border-bottom: 1px solid black;">NAIC #</th> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER A: American Coastal Insurance</td> <td colspan="2" style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER B: Travelers Property & Casualty</td> <td colspan="2" style="border-bottom: 1px solid black; text-align: center;">36161</td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER C: AmTrust International Underwriters</td> <td colspan="2" style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER D:</td> <td colspan="2" style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER E:</td> <td colspan="2" style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER F:</td> <td colspan="2" style="border-bottom: 1px solid black;"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: American Coastal Insurance			INSURER B: Travelers Property & Casualty	36161		INSURER C: AmTrust International Underwriters			INSURER D:			INSURER E:			INSURER F:		
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COVERAGES **CERTIFICATE NUMBER: 13-14 MASTER** **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	<input checked="" type="checkbox"/> PROPERTY	TBD CONDO PROP REPLACEMENT COST	4/29/2013	4/29/2014	<input checked="" type="checkbox"/> BUILDING	\$ 29,506,300		
	CAUSES OF LOSS					DEDUCTIBLES	<input type="checkbox"/> PERSONAL PROPERTY	\$
	<input type="checkbox"/> BASIC					BUILDING	<input type="checkbox"/> BUSINESS INCOME	\$
	<input type="checkbox"/> BROAD					\$5,000	<input type="checkbox"/> EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL					CONTENTS	<input type="checkbox"/> RENTAL VALUE	\$
	<input type="checkbox"/> EARTHQUAKE						<input type="checkbox"/> BLANKET BUILDING	\$
	<input checked="" type="checkbox"/> WIND					5% HURRICANE	<input type="checkbox"/> BLANKET PERS PROP	\$
	<input type="checkbox"/> FLOOD						<input type="checkbox"/> BLANKET BLDG & PP	\$
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY				\$		
	CAUSES OF LOSS					\$		
	<input type="checkbox"/> NAMED PERILS	POLICY NUMBER				\$		
B	<input checked="" type="checkbox"/> CRIME	105766682	4/29/2013	4/29/2014	<input checked="" type="checkbox"/> EMPLOYEE THEFT	\$ 300,000		
	TYPE OF POLICY							
	<input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$		
	<input type="checkbox"/> FIDELITY BOND					\$		
C	GENERAL LIABILITY	TBD CONDO GL	4/29/2013	4/29/2014	<input checked="" type="checkbox"/> OCCURRENCE	\$ 1,000,000		
					<input checked="" type="checkbox"/> AGGREGATE	\$ 2,000,000		

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

Total # of Units in Assoc: 384
Coverage is provided only for the attached schedule of common element properties. As their interests may appear in the common elements. No Flood with this agency.

CERTIFICATE HOLDER **CANCELLATION**

<p>***This Certificate is for Insurance Information Only*** For a Mortgage Clause: Log on to www.eoidirect.com or call Customer Service at 1-877-456-3643</p>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> <p style="text-align: center;">Tom Cotter/JAMI </p>
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COMMENTS/REMARKS

Royal Poinciana Condominium Association, Inc.

Schedule of Locations:

Loc #00001:	1223	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00002:	1225	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00003:	1227	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00004:	1229	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00005:	1231	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00006:	1233	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00007:	1235	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00008:	1237	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00009:	1239	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00010:	1241	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00011:	1243	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00012:	1245	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00013:	1247	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00014:	1249	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00015:	1251	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00016:	1253	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00017:	1255	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00018:	1257	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00019:	1259	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00020:	1261	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00021:	1263	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00022:	1265	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00023:	1267	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00024:	1269	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00025:	1281	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc #00026:	1283	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069
Loc.#00027:	1285	SW 46th Ave,	Broward,	Pompano Beach,	FL 33069