

ACORDTM**EVIDENCE OF PROPERTY INSURANCE**

DATE (MM/DD/YYYY)

05/29/2022

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS 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 McGriff Insurance Services P.O. Box 1909 Bluffton, SC 29910	PHONE (A/C, No, Ext): 843 815-0522	COMPANY Lloyds One Lime Street London EC3M 7HA, UNITED KINGDOM London, UK EC3M7H-A
FAX (A/C, No): 8669257118	E-MAIL ADDRESS: sstauffer@mcgriff.com	
CODE:	SUB CODE:	
AGENCY CUSTOMER ID #: 1187791		
INSURED The Preserve at Indigo Run c/o IMC Resort Services, Inc. 2 Corpus Christie, Ste 302 Hilton Head, SC 29928	LOAN NUMBER	POLICY NUMBER AMR5208807
	EFFECTIVE DATE 05/08/22	EXPIRATION DATE 05/08/23
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION 4 Indigo Run, Hilton Head, SC 29926 Total number of units 252

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
Special form, property coverage including Wind, Hail, & EQ Includes Equipment Breakdown & Building Ordinance or Law 100% Replacement cost applies up to insured values Coinsurance is waived, agreed value applies. (*) Deductibles: \$10,000 all perils; 2% per bldg. Named Storm; 2% per bldg. Earthquake; \$25,000 All other Wind/Hail Named Storm 2% Percentage \$25,000 minimum per occ Building Ordinance or Law Coverage included					\$59,512,434	(*)

REMARKS (Including Special Conditions)

All in coverage is included and defined as, property contained within a unit including fixtures, appliances, additions in accordance with the original building plans regardless of ownership. Coverage for contents and improvements made by the unit owner are not included; unit owners must purchase an HO-6 policy for this coverage.

(See Attached Remarks)

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 See Memorandum for Mortgagee Interests	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE <i>Eileen M. Antyva</i>			

REMARKS (Continued from page 1.)

Schedule of Values:

Buildings 1 through 42 (\$1,390,024 Each Building totaling \$58,381,008)

Additional Property:

Clubhouse Building \$465,141

Clubhouse Contents \$100,000

Cabana Building, Pool & Mail Kiosks \$276,283

Cabana Contents \$10,000

Entrance Gates \$75,000

Signs \$75,000

Tennis Courts (2) \$45,000

Shed \$10,000

Shed Contents \$50,000

Walks, Fences, Signs and Underground Sprinkler systems \$25,000

Additional Total \$1,131,426

Total Insured Values: \$59,512,434

Carriers::

Lloyds of London #AMR52088

Indian Harbor Ins. #AMP7521439

QBE Specialty Ins. #MSP137146

United Specialty Ins. #USI10725

Lexington Ins. Co. #LEX084299735

HDI Global Specialty #HAN1072308

Old Republic Union Ins. Co.#ORAMPR001407

GeoVera Specialty Ins. Co.#GVS12737

Transverse Specialty Ins. #TSAMPT000229

National Fire & Marine Insurance Co. #72MR300470

Spinnaker Specialty Insurance Co. #SPI10036

CERTIFICATE OF INSURANCE

INSURED:

The Preserve at Indigo Run
c/o IMC Resort Services
2 Corpus Christie Place Suite 302
Hilton Head Island, SC 29928

INSURANCE COMPANY:

A: Selective Insurance

POLICY NUMBER:

FLD 4989030-5009749

OWNER:

«NAME»
«STREET1»
«STREET2»
«CITY_», «ST» «ZIP»

POLICY EFFECTIVE/EXPIRATION DATES:

A: 06/25/2022 TO 06/25/2023

PROPERTY INFORMATION:

UNIT #: «UNIT» The Greens HPR
4 Indigo Run Drive, Hilton Head Island SC 29926

COVERAGE INFORMATION:

AMOUNT OF INSURANCE:

DEDUCTIBLE:

COMPANY A:

Flood

\$ 62,281,000

\$1,250 per Building

RCBAP Replacement Cost Zone X 42 Buildings 252 Units.

CANCELLATION CLAUSE

The company will endeavor to mail to the additional interest identified below 10 days written notice of cancellation or material change in the said policy. Failure to mail such notice shall impose no obligation or liability of any kind upon the company. This certificate neither affirmatively nor negatively amends, extends, or alters the coverage afforded by the policy.

Signature of Authorized Agent:



Mark S. McDonald, CIC
Coastal Plains Insurance of the Low Country
P. O. Box 1079
Bluffton, SC 29910
ph. (843) 706-3006 faxes (843) 706-3007

7/20/22

ADDITIONAL INTEREST:

«Mortgagee»

Its Successors and/or Assigns, ATIMA

«mstreet1»

«mstreet2»

«mcity», «mst» «mzip»

MORTGAGEE:

LOAN NUMBER: «mloan_»

«mfax»

FLOOD-THE PRESERVE AT INDIGO RUN

Policy Number	Building Number	Units	Value
FLD4989930	BUILDING 1	6 Units	\$1,468,000
FLD4989942	BUILDING 2	6 Units	\$1,468,000
FLD4989953	BUILDING 3	6 Units	\$1,468,000
FLD4989962	BUILDING 4	6 Units	\$1,468,000
FLD4989990	BUILDING 5	6 Units	\$1,468,000
FLD4990000	BUILDING 6	6 Units	\$1,468,000
FLD4990014	BUILDING 7	6 Units	\$1,468,000
FLD4990023	BUILDING 8	6 Units	\$1,468,000
FLD4990032	BUILDING 9	6 Units	\$1,468,000
FLD4990034	BUILDING 10	6 Units	\$1,468,000
FLD4990036	BUILDING 11	6 Units	\$1,468,000
FLD4989032	BUILDING 12	6 Units	\$1,468,000
FLD4990041	BUILDING 13	6 Units	\$1,468,000
FLD4990052	BUILDING 14	6 Units	\$1,468,000
FLD4990063	BUILDING 15	6 Units	\$1,468,000
FLD4990069	BUILDING 16	6 Units	\$1,468,000
FLD4990077	BUILDING 17	6 Units	\$1,468,000
FLD4988638	BUILDING 18	6 Units	\$1,468,000
FLD4990083	BUILDING 19	6 Units	\$1,468,000
FLD4990090	BUILDING 20	6 Units	\$1,468,000
FLD4990095	BUILDING 21	6 Units	\$1,468,000
FLD4990100	BUILDING 22	6 Units	\$1,468,000
FLD4990107	BUILDING 23	6 Units	\$1,468,000
FLD4990115	BUILDING 24	6 Units	\$1,468,000
FLD4990124	BUILDING 25	6 Units	\$1,468,000
FLD4990137	BUILDING 26	6 Units	\$1,468,000
FLD4990143	BUILDING 27	6 Units	\$1,468,000
FLD4990147	BUILDING 28	6 Units	\$1,468,000
FLD4990166	BUILDING 29	6 Units	\$1,468,000
FLD4990171	BUILDING 30	6 Units	\$1,468,000
FLD4990181	BUILDING 31	6 Units	\$1,468,000
FLD4990188	BUILDING 32	6 Units	\$1,468,000
FLD4990194	BUILDING 33	6 Units	\$1,468,000
FLD4983693	BUILDING 34	6 Units	\$1,468,000
FLD4990198	BUILDING 35	6 Units	\$1,468,000
FLD4990218	BUILDING 36	6 Units	\$1,468,000
FLD4990234	BUILDING 37	6 Units	\$1,468,000
FLD4990244	BUILDING 38	6 Units	\$1,468,000
FLD4990249	BUILDING 39	6 Units	\$1,468,000
FLD4990254	BUILDING 40	6 Units	\$1,468,000
FLD4990265	BUILDING 41	6 Units	\$1,468,000
FLD4990271	BUILDING 42	6 Units	\$1,468,000
FLD5006372	Clubhouse		\$500,000
FLD5009749	Poolhouse		\$125,000
FLOOD ZONE: X	42 Buildings	252 Units	\$62,281,000
	TOTAL INSURED VALUE		
Policy Effective: 6/25/2022 to 06/25/2023			

Condominium Unit Owners Insurance



Condo Ownership requires unique insurance needs to protect both the association and unit owners. The associations per the master deed and bylaws purchase what is commonly referred to as a “master policy” for the association in accordance with the bylaw wording. Unit Owners will also need to purchase a Condominium Unit Owners policy commonly referred to as an HO6 policy to protect their specific needs.

As a unit owner it may be difficult to understand where to start.

What does the condo association “master policy” cover?

The answer to this question is in both the master deed and the master policy. In most cases in the state of South Carolina the master policy will be written as an “all in” policy per the bylaws this policy will include coverage for items such as flooring, drywall, and fixtures. Please be aware that all policies will have limitations and exclusions based on the policy.

What do I need to cover?

Upon reviewing the master deed and bylaws the unit owner may need to insure their additions and upgrades to the unit, and will need to insure their personal property, interior liability, loss of use/rents, and loss assessment coverage. Please contact your agent to help you discuss your specific needs.

The combination of these two policies can provide coverage for unit owner’s needs. There are many benefits to having a HO6 policy for your unit including but not limited to:

- Coverage for personal property i.e. furniture, clothing, personal belongings
- Personal Liability
- Interior walls and floors (if the bylaws determine owners re responsible)
- Unit improvements and betterments
- Gaps and overlaps from the master policy.
- Loss Assessment
- Loss of Use or Rents
- Manageable deductibles
- Reasonable cost



Condominium policies are a must have for owners who want to make sure their investments are fully covered.



Please contact us for a quote.

843-706-3006 (Phone) 843-706-3007 (Fax)

Certificate@cpilowcountry.com