



ADAMSC

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 12/02/2024

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.

Table with PRODUCER and INSURED sections. PRODUCER: Insurance Office of America, 100 Galleria Parkway, Suite 600, Atlanta, GA 30339. INSURED: The Manor House at 50 Biscayne Condominium Association, Inc. c/o HomeOwners Advantage, 817 W. Peachtree Street NW, Suite 310, Atlanta, GA 30308. CONTACT NAME: Cynthia Small, PHONE: (770) 250-0216, E-MAIL ADDRESS: Cynthia.Small@ioausa.com, PRODUCER CUSTOMER ID: MANOHOU-01. INSURER(S) AFFORDING COVERAGE: INSURER A: American Automobile Insurance Company (21849), INSURER B: Continental Casualty Company (20443).

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required) 1 1 50 Biscayne Dr. NW, Atlanta, GA 30309

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.

Main coverage table with columns: INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFFECTIVE DATE, POLICY EXPIRATION DATE, COVERED PROPERTY, LIMITS. Includes sections for Property (CLB1000894), Inland Marine, Crime (Fidelity 618884042), Boiler & Machinery, Earthquake, and Flood.

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

Total Units: 94. TRIA Included. Property Policy includes "walls in" to include coverage for permanently attached fixtures to the walls, floors and ceilings as originally installed by the Declarant and conveyed under the Condominium Declaration. SEE ATTACHED ACORD 101

CERTIFICATE HOLDER and CANCELLATION sections. CERTIFICATE HOLDER: The Manor House at 50 Biscayne Condominium Association, Inc. c/o HomeOwners Advantage, 817 W. Peachtree Street NW, Suite 310, Atlanta, GA 30308. 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: Robert Hamilton

**ADDITIONAL REMARKS SCHEDULE**

AGENCY Insurance Office of America		NAMED INSURED The Manor House at 50 Biscayne Condominium Association, Inc. c/o HomeOwners Advantage 817 W. Peachtree Street NW Suite 310 Atlanta, GA 30308	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

Special Conditions:

Each Condominium unit owner may be required to purchase a separate Condominium insurance policy to provide coverage for items not covered by the Association policy.

This certificate regarding coverage for The Manor House at 50 Biscayne Condominium Association, Inc. is issued to certificate holder in regard to:



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/2/2024

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.

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.

Table with columns for PRODUCER, CONTACT NAME, PHONE, FAX, E-MAIL ADDRESS, INSURER(S) AFFORDING COVERAGE, and NAIC #.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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.

Main table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Location: 50 Biscayne Dr. NW, Atlanta, GA 30309. Total Units: 94. Separation of Insureds applies as respects to the General Liability policy.

Each Condominium unit owner may be required to purchase a separate Condominium insurance policy to provide coverage for items not covered by the Association policy.

This certificate regarding coverage for The Manor House at 50 Biscayne Condominium Association, Inc. is issued to certificate holder in regard to:

CERTIFICATE HOLDER

CANCELLATION

Table with columns for CERTIFICATE HOLDER and CANCELLATION, containing address and signature information.