



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

08/25/2025

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	Dreher Insurance 1805 Herrington Rd, Bdg 1 Ste C Lawrenceville, GA 30043		CONTACT NAME:		
			PHONE (A/C, No, Ext):	(678)205-0224	FAX (A/C, No): (678)497-0810
			E-MAIL ADDRESS:	coi@dreher.insure	
			PRODUCER CUSTOMER ID:	00004967	
INSURED	Willow Park Condominium c/o CMA 1465 Northside Drive NW, Suite 128 Atlanta, GA 30318		INSURER(S) AFFORDING COVERAGE		NAIC #
			INSURER A : American Alternative Insurance Corp.		19720
			INSURER B : Auto Owners Insurance Company		18988
			INSURER C :		
			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)

Decatur GA 30030

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	X	PROPERTY	CAU500805-9	08/31/2025	08/31/2026	X BUILDING	\$ GRC
		CAUSES OF LOSS					
		DEDUCTIBLES					
		BUILDING					
		BASIC					\$
		BROAD					\$
	X	SPECIAL					\$
		EARTHQUAKE					\$
	X	WIND					\$
		FLOOD					\$
	X	Water					\$7,500 Per Unit
		INLAND MARINE	TYPE OF POLICY				\$
		CAUSES OF LOSS					\$
		NAMED PERILS	POLICY NUMBER				\$
							\$
A/B	X	CRIME	CAU500805-9/80180978	08/31/2025	08/31/2026		\$
		TYPE OF POLICY				X	\$150,000
		Crime/Fidelity				X	\$1,000 Ded
A	X	BOILER & MACHINERY / EQUIPMENT BREAKDOWN	CAU500805-9	08/31/2025	08/31/2026	X	\$ Included
							\$
A		Law/Ordinance	CAU500805-9	08/31/2025	08/31/2026	A B&C	\$ GRC
							\$300,000 each

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

Residential Condominium Association- 3 bldgs/30 units
Property coverage is walls-in back to original built specifications.
Unit owners' betterments and improvements are not covered
Guaranteed Replacement Cost, Ratable Limit \$4,775,000
The management company is an additional insured on the crime coverage.
30-day notice of cancelation, 10-day notice of cancelation for non-payment

CERTIFICATE HOLDER

CANCELLATION

For Informational Purposes Only

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

PSL

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