



# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

08/28/2025

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.

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.

<b>PRODUCER</b> ABI Insurance an ISU Network Agency 4800 SW Griffith Dr. Suite 300 Beaverton, OR 97005	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> (503)292-1580 <b>FAX (A/C, No):</b> (503)467-4600 <b>E-MAIL ADDRESS:</b> certificates@abipdx.com <b>PRODUCER CUSTOMER ID:</b> 00016892														
<b>INSURED</b> Tanglewood Hills Condominium Association  c/o The Management Trust - Northwest PO Box 909 Tualatin, OR 97062	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Accelerant National Insurance Company</td><td></td></tr><tr><td>INSURER B : Certain Underwriters at Lloyd's, London</td><td></td></tr><tr><td>INSURER C : James River Insurance Company</td><td></td></tr><tr><td>INSURER D : Summit Specialty Insurance Company</td><td></td></tr><tr><td>INSURER E : GuideOne National Insurance Company</td><td></td></tr><tr><td>INSURER F : Trisura Specialty Insurance Company</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Accelerant National Insurance Company		INSURER B : Certain Underwriters at Lloyd's, London		INSURER C : James River Insurance Company		INSURER D : Summit Specialty Insurance Company		INSURER E : GuideOne National Insurance Company		INSURER F : Trisura Specialty Insurance Company	
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**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	<input checked="" type="checkbox"/>	PROPERTY	N030PR0092-01	08/31/2025	08/31/2026	BUILDING	\$
		CAUSES OF LOSS				PERSONAL PROPERTY	\$
						BUSINESS INCOME	\$
		BASIC				EXTRA EXPENSE	\$
		BROAD				RENTAL VALUE	\$
	<input checked="" type="checkbox"/>	SPECIAL				BLANKET BUILDING	\$44,529,120
	<input checked="" type="checkbox"/>	EARTHQUAKE				BLANKET PERS PROP	\$
	<input checked="" type="checkbox"/>	WIND				BLANKET BLDG & PP	\$
		FLOOD					\$
							\$
			**See Page 2**	08/31/2025	08/31/2026	<input checked="" type="checkbox"/> Earthquake Limit	\$45,754,587
		INLAND MARINE	TYPE OF POLICY				\$
		CAUSES OF LOSS					\$
		NAMED PERILS	POLICY NUMBER				\$
							\$
		CRIME					\$
		TYPE OF POLICY					\$
A	<input checked="" type="checkbox"/>	BOILER & MACHINERY / EQUIPMENT BREAKDOWN	N030PR0092-01	08/31/2025	08/31/2026	<input checked="" type="checkbox"/> Equipment Breakdown	\$45,872,134
C		Commercial General Liability	P0000009783	08/31/2025	08/31/2026	<input checked="" type="checkbox"/> Per Occurrence Limit	\$1,000,000
							\$

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

**CERTIFICATE HOLDER****CANCELLATION**

EVIDENCE OF INSURANCE  
Need a certificate for an owner or Lender  
Request Certificate from:  
www.abipdx.com

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

CMD

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## ADDITIONAL REMARKS SCHEDULE

AGENCY ABI Insurance an ISU Network Agency		NAMED INSURED Tanglewood Hills Condominium Association c/o The Management Trust- Northwest PO Box 909 Tualatin, OR 97062	
POLICY NUMBER		EFFECTIVE DATE: 08/31/2025	
CARRIER	NAIC CODE		

### ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: \_\_\_\_\_ FORM TITLE: \_\_\_\_\_

WALLS IN COVERAGE INCLUDED  
 BETTERMENTS AND IMPROVEMENTS INCLUDED  
 GUARANTEED REPLACEMENT COST  
 158 RESIDENTIAL UNITS  
 THE PROPERTY MANAGEMENT COMPANY IS LISTED AS AN ADDITIONAL INSURED  
 CANCELLATION NOTICES ARE SENT DIRECTLY TO THE NAMED INSURED WITH A 10 DAY NOTICE FOR NON-PAY  
 AND 30 DAY NOTICE FOR ALL OTHER REASONS

#### Building Ordinance:

Coverage A (Undamaged Portion of Building) - \$44,529,120 Limit / \$25,000 Ded.

Coverage B (Demolition) - \$1,000,000 Limit / \$25,000 Ded.

Coverage C (Increased Cost of Construction) - \$1,000,000 Limit / \$25,000 Ded.

#### Full Earthquake Limits are written through the following carriers:

- \*Trisura Specialty Insurance Company- Policy #FEQ000628 - 08/31/2025-08/31/2026 - \$7,919,770
- \*GuideOne National Insurance Company- Policy #555001136 - 08/31/2025-08/31/2026 - \$14,332,782
- \*Summit Specialty Insurance Company- Policy #SCQ000543 - 08/31/2025-08/31/2026 - \$4,621,657
- \*Certain Underwriters at Lloyd's, London- Policy #CNP00911 - 08/31/2025-08/31/2026 - \$2,500,000
- \*Certain Underwriters at Lloyd's, London- Policy #LLB00140 - 08/31/2025-08/31/2026 - \$2,343,935
- \*Certain Underwriters at Lloyd's, London- Policy #MRQ000414 - 08/31/2025-08/31/2026 - \$2,677,081
- \*Certain Underwriters at Lloyd's, London- Policy #RRQ00637 - 08/31/2025-08/31/2026 - \$711,809
- \*Certain Underwriters at Lloyd's, London- Policy #AEQ000216 - 08/31/2025-08/31/2026 - \$647,553
- \*Accelerant National Insurance Company - Policy #N030PR0092-01 - 08/31/2025-08/31/2026 - \$10,000,000