



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
08/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS 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		CONTACT NAME: PHONE (A/C, No. Ext): (503)292-1580 E-MAIL ADDRESS: certificates@abipdx.com PRODUCER CUSTOMER ID: 00016892	FAX (A/C, No): (503)467-4600
INSURED		INSURER(S) AFFORDING COVERAGE	
Tanglewood Hills Condominium Association c/o The Management Trust - Northwest PO Box 909 Tualatin, OR 97062		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	NAIC #

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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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 <input type="checkbox"/> CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPECIAL <input checked="" type="checkbox"/> EARTHQUAKE 10% <input checked="" type="checkbox"/> WIND 25,000 <input type="checkbox"/> FLOOD <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	N030PR0092-01 **See Page 2**	08/31/2025	08/31/2026	<input type="checkbox"/> BUILDING <input type="checkbox"/> PERSONAL PROPERTY <input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> EXTRA EXPENSE <input type="checkbox"/> RENTAL VALUE <input checked="" type="checkbox"/> BLANKET BUILDING \$44,529,120 <input type="checkbox"/> BLANKET PERS PROP <input type="checkbox"/> BLANKET BLDG & PP <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
<input type="checkbox"/> INLAND MARINE <input type="checkbox"/> CAUSES OF LOSS <input type="checkbox"/> NAMED PERILS	TYPE OF POLICY	08/31/2025	08/31/2026	<input checked="" type="checkbox"/> Earthquake Limit	\$	
					\$	
					\$	
					\$	
<input type="checkbox"/> CRIME <input type="checkbox"/> TYPE OF POLICY		08/31/2025	08/31/2026	<input type="checkbox"/>	\$	
					\$	
					\$	
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

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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		
CARRIER	NAIC CODE	EFFECTIVE DATE: 08/31/2025

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