DAGUILAR

ACORD*

CERTIFICATE OF LIABILITY INSURANCE

3/17/2022

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.

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. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT Donna L Aguilar CISR Elite					
LeBaron & Carroll LLC 1350 E Southern Avenue	PHONE (A/C, No, Ext): (480) 464-3408 FAX (A/C, No): (480)	844-9866				
Mesa, AZ 85204	E-MAIL ADDRESS: donna@lebaroncarroll.com					
	INSURER(S) AFFORDING COVERAGE	NAIC #				
	INSURER A : QBE Insurance Corporation					
INSURED	INSURER B: Firemans Fund Insurance Co.					
Creekside Homeowners Association, Inc	INSURER C: ACE Fire Underwriters Insurance Company					
C/O Copper Rose Community Management 6601 E. 22nd Street	INSURER D:					
Tucson, AZ 85710	INSURER E :					
	INSURER F:					

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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

	EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUB	BR POLICY NUMBER	POLICY EFF POLICY EXP		LIMITS	S
Α	X COMMERCIAL GENERAL LIABILITY			(11111)	,,	EACH OCCURRENCE	\$ 1,000,000
	CLAIMS-MADE X OCCUR		MC500020100	3/1/2022	3/1/2023	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$ 2,000,000
	X POLICY PRO- JECT LOC					PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:						\$
Α	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	ANY AUTO		MC500020100	3/1/2022	3/1/2023	BODILY INJURY (Per person)	\$
	OWNED SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
							\$
В	X UMBRELLA LIAB X OCCUR			3/1/2022 3/1/2023	EACH OCCURRENCE	\$ 1,000,000	
	EXCESS LIAB CLAIMS-MADE		785911		3/1/2023	AGGREGATE	\$ 1,000,000
	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER OTH- STATUTE ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE					E.L. EACH ACCIDENT	\$
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A				E.L. DISEASE - EA EMPLOYEE	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$
С	Crime		ADOAZF164778252	3/1/2022	3/1/2023	Deductible \$1,000	1,000,000
С	Directors & Officers		ADOAZF164778252	3/1/2022	3/1/2023	Deductible \$1000	1,000,000
				1	I .		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Association consists of 36 Buildings/151 Units

Accession consists of as Danamage, for Crimic

Insuring Agreement: Original Specifications/ Single Entity: Walls-In coverage, excluding improvements, betterments, upgrades and additional installations to the unit, after first conveyance.

Separation of Insureds: Included

Crime: Property Manager is included as additional insured

CERTIFICATE HOLDER CANCELLATION

Copper Rose Community Management 6601 E 22nd Street Tucson, AZ 85710 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

Sest Bleg



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY) 3/17/2022

THIS EVIDENCE OF COMMERCIAL 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.

						VIDENCE OF INSURANCE DOUCER, AND THE ADDIT		JTE A CONTRA	ACT BETWEEN		
PRODUCER NAME.				JIX 1		COMPANY NAME AND ADDI		NAIC NO:			
PRODUCER NAME, CONTACT PERSON AND ADDRESS LeBaron & Carroll LLC 1350 E Southern Avenue Mesa, AZ 85204						QBE Insurance Corporation 88 Pine Street					
,											
Contact name: Donna L Age	uilar CISR	Elite									
FAX (A/C, No): (480) 844-9866	E-MAIL ADDRESS:	landc@lebaroncar	roll.com			IF MULTIPLE	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH				
CODE:		SUB CODE:				POLICY TYPE					
AGENCY CUSTOMER ID #: CREEHOM-01						Commercial Packag	Commercial Package				
NAMED INSURED AND ADDRESS						LOAN NUMBER	LOAN NUMBER POLICY NUMBER				
Creekside Homeowners Association, Inc C/O Copper Rose Community Management 6601 E. 22nd Street							MC500020100				
						EFFECTIVE DATE	EXPIRATION DATE				
Tucson, AZ 85	710					3/1/2022	3/1/2023	CONTINU	JED UNTIL ATED IF CHECKED		
ADDITIONAL NAMED INSURED(S)						THIS REPLACES PRIOR EVI	THIS REPLACES PRIOR EVIDENCE DATED:				
PROPERTY INFORMATIO	N (ACOR	D 101 may be atta	ached if m	ore	spa	ace is required) X BUIL	DING OR X BUSIN	ESS PERSON	AL PROPERTY		
LOCATION / DESCRIPTION Loc # 0, Bldg # 0, Blanket I SEE ATTACHED ACORD 1		151 units - 22 Re	entals								
THE POLICIES OF INSURAN ANY REQUIREMENT, TERM OF BE ISSUED OR MAY PERTAIN OF SUCH POLICIES. LIMITS S	OR CONDIT	ION OF ANY CONTR RANCE AFFORDED	RACT OR O	THE	R DO	OCUMENT WITH RESPECT TO DESCRIBED HEREIN IS SUBJ	WHICH THIS EVIDENCE	OF PROPERTY	INSURANCE MAY		
COVERAGE INFORMATIO	N	PERILS INSURE	:D I	BASI	С	BROAD X SPECIA	AL				
COMMERCIAL PROPERTY COV	/ERAGE AM	OUNT OF INSURAN	CE: \$ 24	1,19	4,5	39		DED: 10,000			
			Y	ES N	O N	V/A					
X BUSINESS INCOME R	ENTAL VALI	JE		Х		If YES, LIMIT:	135,000 X Actu	ıal Loss Sustaine	d; # of months:		
BLANKET COVERAGE				Х		If YES, indicate value(s) re	ported on property identified	d above: \$	23,909,539		
TERRORISM COVERAGE				2	X	Attach Disclosure Notice /	DEC				
IS THERE A TERRORISM-S	SPECIFIC EX	(CLUSION?		2	X						
IS DOMESTIC TERRORISM	EXCLUDED)?		7	X						
LIMITED FUNGUS COVERAGE				Х		If YES, LIMIT:	15,000	DED:	10,000		
FUNGUS EXCLUSION (If "YES",	specify orga	nization's form used)									
REPLACEMENT COST				Х							
AGREED VALUE				2	X						
COINSURANCE				2	X	If YES, %					
EQUIPMENT BREAKDOWN (If A	pplicable)			X		If YES, LIMIT:	24,194,539	DED:	10,000		
ORDINANCE OR LAW - Covera	ge for loss to	undamaged portion	of bldg	X		If YES, LIMIT:	23,909,539	DED:	10,000		
- Demolit	tion Costs			Х		If YES, LIMIT:		DED:	10,000		
- Incr. Co	st of Constru	uction		Х		If YES, LIMIT:		DED:	10,000		
EARTH MOVEMENT (If Applicab	le)			2	X	If YES, LIMIT:		DED:			
FLOOD (If Applicable)				2	X	If YES, LIMIT:		DED:			
WIND / HAIL INCL X YES	☐ NO Su	bject to Different Prov	visions:	2	X	If YES, LIMIT:		DED:	10,000		
NAMED STORM INCL X YES	☐ NO Su	bject to Different Prov	visions:	2	X	If YES, LIMIT:		DED:	10,000		
PERMISSION TO WAIVE SUBREHOLDER PRIOR TO LOSS	OGATION IN	FAVOR OF MORTO	AGE								
CANCELLATION											
					CAN	ICELLED BEFORE THE	EXPIRATION DATE T	HEREOF, NO	TICE WILL BE		
ADDITIONAL INTEREST											
CONTRACT OF SALE MORTGAGEE	LENDER'S	LOSS PAYABLE	LOSS F	PAYE		LENDER SERVICING AGENT	NAME AND ADDRESS				
NAME AND ADDRESS											
Conner Ro	se Commi	ınity Managemen	t								
Copper Rose Community Management 6601 E 22nd Street Tucson, AZ 85710				AUTHORIZED REPRESENTAT	AUTHORIZED REPRESENTATIVE						
					Set Bin						

LOC #:



ADDITIONAL REMARKS SCHEDULE

Page 1 of 2

AGENCY		NAMED INSURED			
LeBaron & Carroll LLC		Creekside Homeowners Association, Inc C/O Copper Rose Community Management			
POLICY NUMBER		6601 E. 22nd Street Tucson, AZ 85710			
MC500020100		Tucson, AZ 637 10			
CARRIER	NAIC CODE				
QBE Insurance Corporation		EFFECTIVE DATE: 03/01/2022			

ADDITIONAL REMARKS

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THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE
Property Information:
Loc # 3, Bldg # 1, 3559, 3553 N. Briarwood Drive, Tucson, AZ 85712, 2 Units
Loc # 4, Bldg # 1, 3547, 3535 N. Briarwood Drive, Tucson, AZ 85712, 2 Units
Loc # 5, Bldg # 1, 3529, 3525, 3523 N. Briarwood Drive, Tucson, AZ 85712, 3 Units
Loc # 6, Bldg # 1, 3560, 3554, 3547, 3541N. Briarwood Drive, N. Brookhaven Lane, Tucson, AZ 85712, 4 Units
Loc # 7, Bldg # 1, 3548, 3542, 3535, 3523N. Briarwood Drive, N. Brookhaven Lane, Tucson, AZ 85712, 4 Units
Loc # 8, Bldg # 1, 3536, 3530, 3524, 3517, 3511, 3505N. Briarwood Drive,, Tucson, AZ 85712, 6 Units
Loc # 9, Bldg # 1, 3548, 3542, 3535, 3529 N. Brookhaven Lane,, Tucson, AZ 85712, 4 Units
Loc # 10, Bldg # 1, 3536, 3530, 3523, 3517 N. Brookhaven Lane,, Tucson, AZ 85712, 4 Units
Loc # 11, Bldg # 1, 3524, 3518, 3512, 3511, 3505N. Brookhaven Lane,, Tucson, AZ 85712, 5 Units
Loc # 12, Bldg # 1, 3536, 3530, 3524, 3521, 3517, 3513N. Charter Oak Way,, Tucson, AZ 85712, 6 Units
Loc # 13, Bldg # 1, 3518, 3512, 3506, 3509, 3505, 3501N. Charter Oak Way,, Tucson, AZ 85712, 6 Units
Loc # 14, Bldg # 1, 3514, 3510 N. Oakbury Circle, Tucson, AZ 85712, 2 Units
Loc # 15, Bldg # 1, 3506, 3502 N. Oakbury Circle, Tucson, AZ 85712, 2 Units
Loc # 16, Bldg # 1, 4436, 4430, 4431, 4437 N. Catalina Ave., Tucson, AZ 85712, 4 Units
Loc # 17, Bldg # 1, 4418, 4412, 4419, 4413 E. Dianthus Place, E. Haven Lane, Tucson, AZ 85712, 4 Units
Loc # 18, Bldg # 1, 4406, 4400, 4401, 4407 E. Dianthus Place, E. Haven Lane, Tucson, AZ 85712, 4 Units
Loc # 19, Bldg # 1, 4424, 4418, 4419, 4425 E. Haven Lane, E. Caladium Place, Tucson, AZ 85712, 4 Units
Loc # 20, Bldg # 1, 4412, 4406, 4400, 4401, 4407, 4413 E. Haven Lane,, Tucson, AZ 85712, 6 Units
Loc # 21, Bldg # 1, 4424, 4418, 4412, 4413, 4419, 4425E. Caladium Place,, Tucson, AZ 85712, 6 Units
Loc # 22, Bldg # 1, 4406, 4400, 4401, 4407 E. Caladium Place, E. Klendale Rd., Tucson, AZ 85712, 4 Units
Loc # 23, Bldg # 1, 4400, 4406, 4412, 4413, 4407, 4401 E. Klendale Rd.,, Tucson, AZ 85712, 6 Units
Loc # 24, Bldg # 1, 4418, 4424, 4419, 4425 E. Klendale Rd.,, Tucson, AZ 85712, 4 Units
Loc # 25, Bldg # 1, 3412, 3418, 3415, 3419 N. Catalina Ave.,, Tucson, AZ 85712, 4 Units
Loc # 26, Bldg # 1, 3424, 3430, 3436, 3425, 3431, 3437N. Catalina Ave.,, Tucson, AZ 85712, 6 Units
Loc # 27, Bldg # 1, 3442, 3448, 3443, 3449 N. Catalina Ave.,, Tucson, AZ 85712, 4 Units
Loc # 28, Bldg # 1, 3454, 3460, 3466, 3455, 3461, 3467N. Catalina Ave.,, Tucson, AZ 85712, 6 Units
Loc # 29, Bldg # 1, 3472, 3478, 3473, 3479 N. Catalina Ave.,, Tucson, AZ 85712, 4 Units
Loc # 30, Bldg # 1, 4460, 4446, 4461, 4467 E. Dianthus Place,, Tucson, AZ 85712, 4 Units
Loc # 31, Bldg # 1, 4472, 4478, 4473, 4479 E. Dianthus Place,, Tucson, AZ 85712, 4 Units
Loc # 32, Bldg # 1, 4460, 4466, 4461, 4467 E. Haven Lane, E. Caladium Place, Tucson, AZ 85712, 4 Units
Loc # 33, Bldg # 1, 4472, 4478, 4473, 4479 E. Haven Lane, E. Caladium Place, Tucson, AZ 85712, 4 Units
Loc # 34, Bldg # 1, 4460, 4466, 4461, 4467 E. Caladium Place, E. Klendale Rd., Tucson, AZ 85712, 4 Units
Loc # 35, Bldg # 1, 4472, 4478, 4473, 4479 E. Caladium Place, E. Klendale Rd., Tucson, AZ 85712, 4 Units
Loc # 36, Bldg # 1, 4455, 4461, 4467 E. Dianthus Place, Tucson, AZ 85712, 3 Units
Loc # 37, Bldg # 1, 4460, 4466, 4461, 4467 E. Klendale Rd., E. Bullrush Lane, Tucson, AZ 85712, 4 Units
Loc # 38, Bldg # 1, 4472, 4478, 4473, 4479 E. Klendale Rd., E. Bullrush Lane, Tucson, AZ 85712, 4 Units
Loc # 39, Bldg # 1, Sign
Loc # 40, Bldg # 1, Clubhouse
Loc # 41, Bldg # 1, Pool
Loc # 42, Bldg # 1, Walls
Special Conditions:
Association consists of 36 Buildings/151 Units
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Insuring Agreement: Original Specifications/ Single Entity: Walls-In coverage, excluding improvements, betterments, upgrades and additional installations to the unit, after first conveyance.

Guaranteed Replacement Cost Included

LOC #:



ADDITIONAL REMARKS SCHEDULE

Page _ 2 of _ 2

AGENCY LeBaron & Carroll LLC	NAMED INSURED Creekside Homeowners Association, Inc				
POLICY NUMBER	Creekside Homeowners Association, Inc C/O Copper Rose Community Management 6601 E. 22nd Street Tucson, AZ 85710				
MC500020100 CARRIER NAIC COD					
QBE Insurance Corporation	EFFECTIVE DATE: 03/01/2022				
ADDITIONAL REMARKS	03/01/2022				
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FOR	M,				
FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL	PROPERTY INSURANCE				
Building Ordinance Coverage B&C - 10% of Building value					
Water Damage Deductible: \$25,000 Per Unit					