



## CERTIFICATE OF LIABILITY INSURANCE

CPETERSEN

DATE (MM/DD/YYYY)
2/14/2025

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.

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).

PHONE (A/C, No, Ext): (480) 214-2785   FAX (A/C, No): (480) 730-4929	PRODUCER	CONTACT Christie Petersen					
Mesa, AZ 85210    E-MAIL   ADDRESS: cpetersen@mahoneygroup.com	The Mahoney Group - Mesa		730-4929				
INSURER A : Great Divide Insurance Co. 25224  INSURER B : Greenwich Insurance Company 22322  Queens Bay Resort Condominium Insurance Company Insurance Compa							
INSURED Queens Bay Resort Condominium INSURER B : Greenwich Insurance Company INSURER C : Philadelphia Indemnity Ins. Co 18058		INSURER(S) AFFORDING COVERAGE	NAIC#				
Queens Bay Resort Condominium INSURER C : Philadelphia Indemnity Ins. Co 18058		INSURER A: Great Divide Insurance Co.					
INSURER C: Filliadelphia indefinity ins. Co	INSURED	INSURER B: Greenwich Insurance Company	22322				
Owners Association, Inc.			18058				
777 Harrah Way	•	INSURER D: Cincinnati Insurance Co.	10677				
Lake Havasu City, AZ 86403 INSURER E : Lexington Insurance Co. 19437		INSURER E: Lexington Insurance Co.	19437				
INSURER F:		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		TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP	LIMIT	s	
Α	Х	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$	1,000,000
		CLAIMS-MADE X OCCUR			GC1408508	1/30/2025	1/30/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	100,000
								MED EXP (Any one person)	\$	5,000
								PERSONAL & ADV INJURY	\$	1,000,000
	GEN	N'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$	2,000,000
		POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$	Included
		OTHER:						HIRED NONOWNED	\$	1,000,000
	AUT	OMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$	
		ANY AUTO						BODILY INJURY (Per person)	\$	
		OWNED SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$	
		HIRED NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
									\$	
В	X	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	\$	5,000,000
		EXCESS LIAB CLAIMS-MADE			PPP7500733	1/30/2025	1/30/2026	AGGREGATE	\$	5,000,000
		DED RETENTION \$							\$	
	WOF	RKERS COMPENSATION EMPLOYERS' LIABILITY						PER OTH- STATUTE ER		
	ANY	PROPRIETOR/PARTNER/EXECUTIVE ICER/MEMBER EXCLUDED?	N/A					E.L. EACH ACCIDENT	\$	
	(Mar	ndatory in NH)	IX, A					E.L. DISEASE - EA EMPLOYEE	\$	
	DÉS	s, describe under CRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$	
С	Cri	me & Fidelity			PCAC020165-0224	1/1/2025	1/30/2026	Deductible \$5,000		1,000,000
С	Dire	ectors & Officers			PCAP041714-0224	1/1/2025	1/30/2026	Deductible \$1,000		1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Queens Bay Resort Condominium Assoc.: 168 Condo Units located in Lake Havasu City, AZ 86403

Carrier D- Cincinnati Policy ENP0702923: Boiler & Machinery Limit \$26,224,555 Subject to \$5,000 Deductible

5 Carriers & Policies for Shared Combined Property Limits: Property Limits \$28,098,283 SEE ATTACHED ACORD 101

PROOF OF COVERAGE / FOR INFORMATION 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

CANCELLATION

CERTIFICATE HOLDER

LOC #: 1



## ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY		NAMED INSURED Queens Bay Resort Condominium		
The Mahoney Group - Mesa		Owners Association, Inc. 777 Harrah Way Lake Havasu City, AZ 86403		
POLICY NUMBER				
SEE PAGE 1				
CARRIER	NAIC CODE			
SEE PAGE 1	SEE P 1	EFFECTIVE DATE: SEE PAGE 1		

## **ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

**Description of Operations/Locations/Vehicles:** 

\$25,000 Per Occurrence Deductible

\$100,000 Per Occurence Water Damage &/or Sprinkler leakage Deductible

Single Entity, Original Specifications & Design Construction. "Betterments & Improvements Excluded"

Special cause of Loss, Replacement Cost, No Co-Insurance

Primary Non Conributory, Severalbility of Interests

Ordinance & Law A: Included

Ordinance & Law B&C: Combined \$2,000,000 Limit

Primary Property Policy: NAIC 19437 Lexington Insurance Co. Policy 019761092:

Limit \$5.000.000

\$25,000 Per Occurrence Deductible

\$100,000 Per Occurence Water Damage &/or Sprinkler leakage Deductible

Secondary Property Policy: NAIC 38920 Kinsale Insurance Co. Policy 0100348106

Limit \$5,000,000 per Occurrence Excess of \$5,000,000, Per Occurrence

3rd Position Property Policy: NAIC 16871

Obsidian Specialty Ins. Co. Policy PAC-PR00001028: Limit: \$7,500,000 P/O \$18,098,283 (41.44%) XS \$10,000,000

4th Position Property Policy: NAIC 524 Convex Insurance Co. Policy CVX240858:

Limit \$6,198,283 P/O \$18,098,283 (34.25%) XS \$10,000,000

5th Position Property Policy: NAIC 41297 Scottsdale Insurance Co. Policy BXI0000214:

Limit \$4,400,000 P/O \$18,098,283 (24.31%) XS \$10,000,000

See Attached 2025 Unit Owners Letter

"Pursuant to section 20-401.01, subsection B, paragraph 1, Arizona Revised Statutes, this policy is issued by an insurer that does not possess a certificate of authority from the director of the Arizona Department of Insurance and financial institutions. If the insurer that issued this policy becomes insolvent, insureds or claimants will not be eligible for insurance guaranty fund protection pursuant to title 20, Arizona Revised Statutes."