



**COMMERCIAL PROPERTY POLICY DECLARATIONS**

<b>POLICY NUMBER:</b> 10128489 - 1	<b>POLICY PERIOD FROM</b> 06/23/2023 at 12:01 a.m. Eastern Time	<b>TO</b> 06/23/2024
<b>Transaction:</b> AMENDED DECLARATIONS	<b>Effective:</b> 06/23/2023	CR-W
<b>Pay Plan:</b> Citizens Full Pay	<b>Bill:</b> Insured Billed	
<b>Named Insured and Mailing Address</b> Castle Reef Condominium Association, Inc. 4175 S ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-9619	<b>Agent</b> MICHAEL MORT Insurance Office of America, Inc. 435 S YONGE ST STE 1 ORMOND BEACH, FL 32174	<b>Fl. Agent Lic. #</b> D011370_1
<b>Telephone:</b> 386-427-5252	<b>Telephone:</b> 386-671-3080	

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENTS.

	PREMIUM
<b>COMMERCIAL PROPERTY COVERAGE</b>	\$156,507.00
<b>Required Additional Charges:</b>	
2022-B Florida Insurance Guaranty Association (FIGA) Regular Assessment	\$2,035.00
2023 Florida Insurance Guaranty Association (FIGA) Regular Assessment	\$1,096.00
Catastrophe Financing Surcharge	\$23,476.00
Tax-Exempt Surcharge	\$2,739.00
<b>TOTAL:</b>	<b>\$185,853.00</b>
<b>Change in Policy Premium:</b>	<b>\$0.00</b>

The portion of your premium for  
 Hurricane Coverage is: \$146,365.00      Non - Hurricane Coverage is: \$10,142.00

See Form CDEC-FE-SCH – Commercial Policy Forms And Endorsements Schedule

**Authorized By:** MICHAEL MORT  
**Issued Date:** 07/24/2023

**Countersigned:** 07/24/2023

**BY:**

**Timothy M. Cerio**  
 President/CEO and Executive Director  
 Citizens Property Insurance Corporation





**COMMERCIAL PROPERTY POLICY DECLARATIONS**

Policy Number: 10128489 - 1

Effective Date: 06/23/2023 to 06/23/2024

Insured Name: Castle Reef Condominium Association, Inc.

<b>LOCATION NO. 1</b>		<b>BUILDING OR SPECIAL CLASS ITEM NO. 1</b>		<b>CSP Code: N/A</b>		
<b>BUSINESS DESCRIPTION:</b> Swimming Pools/Spas/Hot Tubs/ Whirlpools (Inground or Above ground- Concrete)						
<b>DESCRIPTION OF PREMISES</b>		1: Castle Reef Condo		Resort Pool with Pavers		
<b>Location Address</b>		<b>Group I Construction</b>	<b>Group II Construction</b>	<b>Protection Class</b>	<b>BCEGS Grade</b>	
4175 S ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-9619		N/A	N/A	N/A	N/A	
		<b>Group I Territory</b>	<b>Group II Territory</b>	<b>Coastal Territory</b>	<b>No. of Units</b>	
		N/A	N/A	Volusia - 74	N/A	
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>		<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>
Special Class Item		\$190,000	Wind	\$190,000	Class	\$138.00
						FHCF Build-Up Premium: \$12
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>		<b>Premium</b>		<b>Replacement Cost</b>		
				<b>Building</b>	<b>Business Personal Property</b>	
				Yes		
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$1,900)		Bldg: 3% (\$5,700)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b>	<b>Year Built</b>	<b>Roof Cover</b>	<b>Roof Deck</b>	<b>Roof-Wall Connection</b>	<b>SWR</b>	
C	1978	N/A	N/A	N/A	N/A	
<b>Building Type</b>	<b>Roof Shape</b>	<b>Opening Protection</b>	<b>FBC Wind Speed</b>	<b>FBC Wind Design</b>		
N/A	N/A	N/A	N/A	N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$150.00</b>						





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Insured Name: Castle Reef Condominium Association, Inc.

<b>LOCATION NO. 1</b>	<b>BUILDING OR SPECIAL CLASS ITEM NO. 2</b>	<b>CSP Code: N/A</b>				
<b>BUSINESS DESCRIPTION:</b> Swimming Pools/Spas/Hot Tubs/ Whirlpools (Inground or Above ground- Concrete)						
<b>DESCRIPTION OF PREMISES</b> 1: Castle Reef Condo Kid's Pool						
<b>Location Address</b> 4175 S ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-9619	<b>Group I Construction</b> N/A <b>Group I Territory</b> N/A	<b>Group II Construction</b> N/A <b>Group II Territory</b> N/A	<b>Protection Class</b> N/A <b>Coastal Territory</b> Volusia - 74	<b>BCEGS Grade</b> N/A <b>No. of Units</b> N/A		
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Special Class Item	\$35,000	Wind	\$35,000	Class	\$25.00	N/A
FHCF Build-Up Premium: \$2						
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>	<b>Replacement Cost</b>				
		<b>Building</b>		<b>Business Personal Property</b>		
		Yes				
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>	<b>Calendar Year Hurricane Percentage Deductible</b>					
	Deductible Percentage (Deductible Amount)					
Bldg: (\$1,000)	Bldg: 3% (\$1,050)					
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1978	<b>Roof Cover</b> N/A	<b>Roof Deck</b> N/A	<b>Roof-Wall Connection</b> N/A	<b>SWR</b> N/A	
<b>Building Type</b> N/A	<b>Roof Shape</b> N/A	<b>Opening Protection</b> N/A	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$27.00</b>						





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Insured Name: Castle Reef Condominium Association, Inc.

<b>LOCATION NO. 1</b>	<b>BUILDING OR SPECIAL CLASS ITEM NO. 3</b>	<b>CSP Code: N/A</b>				
<b>BUSINESS DESCRIPTION:</b> Fences/Property Line Walls (Other Construction)						
<b>DESCRIPTION OF PREMISES</b>		1: Castle Reef Condo		Fencing		
<b>Location Address</b>	<b>Group I Construction</b>	<b>Group II Construction</b>	<b>Protection Class</b>	<b>BCEGS Grade</b>		
4175 S ATLANTIC AVE	N/A	N/A	N/A	N/A		
NEW SMYRNA BEACH, FL 32169-9619	<b>Group I Territory</b>	<b>Group II Territory</b>	<b>Coastal Territory</b>	<b>No. of Units</b>		
	N/A	N/A	Volusia - 74	N/A		
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Special Class Item	\$43,000	Wind	\$43,000	Class	\$1,328.00	N/A
					FHCF Build-Up Premium:	\$116
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b>	<b>Business Personal Property</b>		
			Yes			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Bldg: (\$1,000)		Deductible Percentage (Deductible Amount)				
		Bldg: 3% (\$1,290)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b>	<b>Year Built</b>	<b>Roof Cover</b>	<b>Roof Deck</b>	<b>Roof-Wall Connection</b>	<b>SWR</b>	
C	1978	N/A	N/A	N/A	N/A	
<b>Building Type</b>	<b>Roof Shape</b>	<b>Opening Protection</b>	<b>FBC Wind Speed</b>	<b>FBC Wind Design</b>		
N/A	N/A	N/A	N/A	N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$1,444.00</b>						





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Insured Name: Castle Reef Condominium Association, Inc.

<b>LOCATION NO. 1</b>	<b>BUILDING OR SPECIAL CLASS ITEM NO. 4</b>	<b>CSP Code: N/A</b>				
<b>BUSINESS DESCRIPTION:</b> Light Poles (Any part Wood, Fiberglass, Plastic)						
<b>DESCRIPTION OF PREMISES</b> 1: Castle Reef Condo Landscape Lighting						
<b>Location Address</b> 4175 S ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-9619	<b>Group I Construction</b> N/A	<b>Group II Construction</b> N/A	<b>Protection Class</b> N/A	<b>BCEGS Grade</b> N/A		
	<b>Group I Territory</b> N/A	<b>Group II Territory</b> N/A	<b>Coastal Territory</b> Volusia - 74	<b>No. of Units</b> N/A		
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Special Class Item	\$7,000	Wind	\$7,000	Class	\$169.00	N/A
					FHCF Build-Up Premium:	\$15
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b>	<b>Business Personal Property</b>		
			Yes			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Bldg: (\$1,000)		Bldg: (\$1,000)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1978	<b>Roof Cover</b> N/A	<b>Roof Deck</b> N/A	<b>Roof-Wall Connection</b> N/A	<b>SWR</b> N/A	
<b>Building Type</b> N/A	<b>Roof Shape</b> N/A	<b>Opening Protection</b> N/A	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$184.00</b>						





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Insured Name: Castle Reef Condominium Association, Inc.

<b>LOCATION NO. 1</b>	<b>BUILDING OR SPECIAL CLASS ITEM NO. 5</b>	<b>CSP Code: 0333</b>				
<b>BUSINESS DESCRIPTION:</b> Condominiums -residential (association risk only) - without mercantile occupancies -Over 30 units						
<b>DESCRIPTION OF PREMISES</b> 1: Castle Reef Condo Condo building (connected as one bldg)						
<b>Location Address</b> 4175 S ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-9619	<b>Group I Construction</b> N/A	<b>Group II Construction</b> Wind Resistive	<b>Protection Class</b> N/A	<b>BCEGS Grade</b> Ungraded		
	<b>Group I Territory</b> N/A	<b>Group II Territory</b> N/A	<b>Coastal Territory</b> Volusia - 74	<b>No. of Units</b> 165		
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost/BPP Actual Cash Value</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Building (Bldg)	\$23,732,000	Wind	\$23,732,000	A-Rate	\$147,162.00	N/A
Business Personal Property (BPP)	\$40,000	Wind	\$40,000	A-Rate	\$112.00	N/A
					FHCF Build-Up Premium:	\$6,863
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>	<b>Replacement Cost</b>				
		<b>Building</b>		<b>Business Personal Property</b>		
		Yes		No		
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$237,320)		Bldg: 3% (\$711,960)				
BPP: (\$1,000)		BPP: 3% (\$1,200)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1978	<b>Roof Cover</b> FBC Equivalent (Level B)	<b>Roof Deck</b> Level C (Reinforced Concrete Roof Deck)	<b>Roof-Wall Connection</b> N/A	<b>SWR</b> Yes	
<b>Building Type</b> Type II	<b>Roof Shape</b> N/A	<b>Opening Protection</b> None	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 34,559.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$154,137.00</b>						

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Policy Number: 10128489 - 1

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Insured Name: Castle Reef Condominium Association, Inc.

<b>LOCATION NO. 1</b>	<b>BUILDING OR SPECIAL CLASS ITEM NO. 6</b>	<b>CSP Code: N/A</b>				
<b>BUSINESS DESCRIPTION:</b> Detached Open-Sided Structures (Sheds, Carports, Cabanas, Mail Kiosks)						
<b>DESCRIPTION OF PREMISES</b>		1: Castle Reef Condo		Gazebo		
<b>Location Address</b>	<b>Group I Construction</b>	<b>Group II Construction</b>	<b>Protection Class</b>	<b>BCEGS Grade</b>		
4175 S ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-9619	N/A	N/A	N/A	N/A		
	<b>Group I Territory</b>	<b>Group II Territory</b>	<b>Coastal Territory</b>	<b>No. of Units</b>		
	N/A	N/A	Volusia - 74	N/A		
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Special Class Item	\$43,000	Wind	\$43,000	Class	\$520.00	N/A
					FHCF Build-Up Premium:	\$45
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b>	<b>Business Personal Property</b>		
			Yes			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Bldg: (\$1,000)		Deductible Percentage (Deductible Amount) Bldg: 3% (\$1,290)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b>	<b>Year Built</b>	<b>Roof Cover</b>	<b>Roof Deck</b>	<b>Roof-Wall Connection</b>	<b>SWR</b>	
C	2000	N/A	N/A	N/A	N/A	
<b>Building Type</b>	<b>Roof Shape</b>	<b>Opening Protection</b>	<b>FBC Wind Speed</b>	<b>FBC Wind Design</b>		
N/A	N/A	N/A	N/A	N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$565.00</b>						





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**Insured Name:** Castle Reef Condominium Association, Inc.

**FLOOD COVERAGE IS NOT PROVIDED BY THIS POLICY.**

**THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**

**THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**

TO REPORT A LOSS OR CLAIM CALL 866.411.2742

PLEASE CONTACT YOUR AGENT IF THERE ARE ANY QUESTIONS PERTAINING TO YOUR POLICY. IF YOU ARE UNABLE TO CONTACT YOUR AGENT, YOU MAY REACH CITIZENS AT 866.411.2742.



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