Client#: 2107376 594MOUNTVER

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/16/2026

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 any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh McLennan Agency
295 W Clayton St
Suite 200
Athens, GA 30601

CONTACT NAME:
PHONE (A/C, No, Ext): 678 726-0540 **FAX (A/C, No):** 770 725-5282
E-MAIL ADDRESS: mcg.coi@marshmma.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : AIG Specialty Insurance Company	26883
INSURER B : NorthStone Insurance Company	13045
INSURER C : Fireman's Fund Insurance Company	21873
INSURER D : Selective Insurance Co of America	12572
INSURER E : National Union Fire Ins Co of Pitt. PA	19445
INSURER F :	

INSURED
Mount Vernon Towers Condominium Association, Inc.
300 Johnson Ferry Rd NE (ADMIN)
Sandy Springs, GA 30328-4157

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X		SLG5NP000178301	05/08/2026	05/08/2027	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
	X BI/PD Ded:10,000						MED EXP (Any one person)	$50,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$3,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$3,000,000
	OTHER:							$
E	AUTOMOBILE LIABILITY	X	X	SLNUHA001377206	05/08/2026	05/08/2027	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR			SLG5NP000178301	05/08/2026	05/08/2027	EACH OCCURRENCE	$1,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$1,000,000
	DED RETENTION $						Prod/Co Agg	$1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			WCN6009650	01/01/2026	01/01/2027	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N / A					E.L. EACH ACCIDENT	$500,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$500,000
							E.L. DISEASE - POLICY LIMIT	$500,000
A	Professional Liab			SLG5NP000178301	05/08/2026	05/08/2027	$1,000,000/$3,000,000	
C	Property			USC044800250	05/08/2026	05/08/2027	$85,073,500 (Blanket)	
D	Crime CL			B6013092	05/08/2026	05/08/2027	$850,000/$7,500 Ded	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

300 Unit Condominium Association. 300 Johnson Ferry Road NE, Atlanta GA 30328

Property:

Fireman's Fund Insurance Company - Policy #USC044800250 - Eff Date: 05/08/2026 Exp Date: 05/08/2027

Special Perils / Replacement Cost Coverage. Original Specifications - Cost to repair or replace. Equipment Breakdown Coverage is included

(See Attached Descriptions)

CERTIFICATE HOLDER

Mount Vernon Towers Condominium Association, Inc.
300 Johnson Ferry Rd NE (Admin)
Sandy Springs, GA 30328

CANCELLATION

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

DESCRIPTIONS (Continued from Page 1)

Property Deductible - $15,000.

Water Damage Per Unit Deductible - $50,000
Storm Deductible - $50,000
Named Storm Deductible - $50,000
$25,000,000 - Earth Movement Limit - $50,000 Deductible
$1,000,000 - Flood Coverage Limit - $50,000 Deductible.
$85,073,500 - Demolition and Increased Cost of Construction for Undamaged Buildings
$1,000,000 - Demolition and Increased Cost of Construction for Increased Cost of Construction
$1,000,000 - Demolition and Increased Cost of Construction for Increased Cost to Replace Equipment
$1,000,000 - Demolition and Increased Cost of Construction for Law and Ordinance Amendment

Professional Health Care Liability:
Lexington Insurance Company - Policy #SLG5NP000178301 - Eff Date: 05/08/2026 Exp Date: 05/08/2027
$1,000,000 - Each Medical Incident Limit
$3,000,000 - Aggregate Limit
$10,000 - Deductible - Each Medical Incident

Crime:
Selective Insurance Co of America - Policy #B6013092 - Eff Date: 05/08/2026 Exp Date: 05/08/2027
$ 850,000 - Blanket Employee Dishonesty - $7,500 Deductible.