



COMMERCIAL PROPERTY POLICY DECLARATIONS

POLICY NUMBER: 10434269 - 3	POLICY PERIOD FROM 07/08/2025 at 12:01 a.m. Eastern Time	TO 07/08/2026
Transaction: AMENDED DECLARATIONS	Effective: 07/08/2025	CR-W
Pay Plan: Citizens Quarterly	Bill: Insured Billed	
Named Insured and Mailing Address Ocean Terrace Beachside Condo Assoc 9000 SHERIDAN ST STE 166 C/O USA MANAGEMENT PEMBROKE PINES, FL 33024-8808	Agent FRANK PETTINEO PETTINEO INSURANCE AGENCY INC. 2428 E COMMERCIAL BLVD FT LAUDERDALE, FL 33308	Fl. Agent Lic. # A205870
Telephone: 954-524-2750	Telephone: 954-493-9424	

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
COMMERCIAL PROPERTY COVERAGE	\$15,010.00
Required Additional Charges:	
2023-A Florida Insurance Guaranty Association (FIGA) Emergency Assessment	\$150.00
Catastrophe Financing Surcharge	\$2,252.00
Tax-Exempt Surcharge	\$263.00
STATUTORY INSURANCE PREMIUM DISCOUNTS:	
Legislative Premium Tax Discount	(\$302)
TOTAL:	\$17,373.00
Change in Policy Premium:	-\$302.00

The portion of your premium for
 Hurricane Coverage is: \$14,186.00 Non - Hurricane Coverage is: \$824.00

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

Authorized By: FRANK PETTINEO

Issued Date: 07/16/2025

Countersigned: 07/16/2025

BY:

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



Ocean Terrace

CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

POLICY CHANGE SUMMARY

POLICY NUMBER: 10434269 - 3	POLICY PERIOD	FROM 07/08/2025	TO 07/08/2026
	at 12:01 a.m. Eastern Time		
Transaction: AMENDED DECLARATIONS	Effective: 07/08/2025		

Item	Prior Policy Information	Amended Policy Information
No change has been made to your policy.		

This summary is for informational purposes only and does not change any of the terms or provisions on your policy. Please carefully review your policy Declarations and any attached forms for a complete description of coverage.



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COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 10434269 - 3

Effective Date: 07/08/2025 to 07/08/2026

Insured Name: Ocean Terrace Beachside Condo Assoc

LOCATION NO. 1	BUILDING OR SPECIAL CLASS ITEM NO. 1	CSP Code: 0331				
BUSINESS DESCRIPTION: Condominiums -residential (association risk only) - without mercantile occupancies - Up to 10 units						
DESCRIPTION OF PREMISES 1: 4564 EL MAR DR 2 STY, 8-UNIT MASONRY CONDO BLDG						
Location Address 4564 EL MAR DR LAUDERDALE BY THE SEA, FL 33308-3667	Group I Construction N/A	Group II Construction Masonry	Protection Class N/A	BCEGS Grade Ungraded		
	Group I Territory N/A	Group II Territory N/A	Coastal Territory Broward - 36	No. of Units 8		
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost	Rates	Premium	First Loss
Building (Bldg)	\$1,489,000	Wind	\$1,489,000	Class	\$8,657.00	N/A
					BCEGS and Mitigation Discount Adjustment:	\$5,807
					FHCF Build-Up Premium:	\$546
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below						
Coverage	Premium		Replacement Cost			
			Building Yes	Business Personal Property		
DEDUCTIBLE						
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 5% (\$74,450)		Bldg: 5% (\$74,450)				
WINDSTORM MITIGATION FEATURES						
Terrain C	Year Built 1988	Roof Cover FBC Equivalent	Roof Deck Level C	Roof-Wall Connection Clips	SWR No	
Building Type Type I	Roof Shape Other	Opening Protection Class A	FBC Wind Speed N/A	FBC-Wind Design N/A		
*A premium adjustment of \$ 33,637.00 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.						
Mortgageholder(s) & Other Policyholder Interest(s) – See Policy Interest Schedule.						
PREMIUM: \$15,010.00						

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Insured Name: Ocean Terrace Beachside Condo Assoc

WARNING: PREMIUM PRESENTED COULD INCREASE IF CITIZENS IS REQUIRED TO CHARGE ASSESSMENTS FOLLOWING A MAJOR CATASTROPHE.

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

THIS POLICY CONTAINS LIMITS ON CERTAIN COVERED LOSSES, ALL SUBJECT TO THE TERMS AND CONDITIONS OF YOUR POLICY. THESE LIMITS INCLUDE, FOR EXAMPLE, A LIMIT OF UP TO THE GREATER OF \$15,000 OR 3% OF A SEPARATE BUILDING LIMIT OF INSURANCE, FOR EMERGENCY MEASURES INCLUDING BUT NOT LIMITED TO TEMPORARY REPAIRS, TARPING, SHRINK WRAP, WATER MITIGATION, BOARD-UP, AND SIMILAR MEASURES, OF THAT BUILDING.

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.



**COMMERCIAL PROPERTY POLICY
 FORMS AND ENDORSEMENTS SCHEDULE**

POLICY NUMBER 10434269 - 3 **POLICY PERIOD** FROM 07/08/2025 TO 07/08/2026
 at 12:01 a.m. Eastern Time

Named Insured Ocean Terrace Beachside Condo Assoc

An entry below of "All" indicates the form applies to all items scheduled in the policy

Location No.	Building No.	Form No.	Edition Date	Description
ALL	ALL	CIT W00 02	10 24	TABLE OF CONTENTS - CONDOMINIUM ASSOCIATION
ALL	ALL	IL 00 17	11 98	COMMON POLICY CONDITIONS
ALL	ALL	CIT W10 10	10 24	CAUSES OF LOSS - WINDSTORM OR HAIL FORM
ALL	ALL	CIT W02 55	10 24	FLORIDA CHANGES - CANCELLATION AND NONRENEWAL
ALL	ALL	CP 00 90	07 88	COMMERCIAL PROPERTY CONDITIONS
ALL	ALL	CIT 01 91	10 24	FLORIDA CHANGES - RESIDENTIAL CONDOMINIUM ASSOCIATIONS
ALL	ALL	CP 01 40	07 06	EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
ALL	ALL	CIT 01 75	07 23	FLORIDA CHANGES - LEGAL ACTION AGAINST US
ALL	ALL	CIT CRW 01 25	10 24	FLORIDA CHANGES
ALL	ALL	IL P 001	01 04	U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO POLICYHOLDERS
ALL	ALL	CIT 03 23	12 23	FLORIDA CALENDAR YEAR HURRICANE PERCENTAGE DEDUCTIBLE (RESIDENTIAL RISKS)
ALL	ALL	CIT W14 20	10 24	CITIZENS CHANGES - PROPERTY NOT COVERED
ALL	ALL	IL 09 35	07 02	EXCLUSION OF CERTAIN COMPUTER-RELATED LOSSES
1	ALL	CP 00 17	06 07	CONDOMINIUM ASSOCIATION COVERAGE FORM
1	1	CIT 12 09	12 23	WINDSTORM PROTECTIVE DEVICES

Issued Date: 07/16/2025

First Named Insured Copy

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CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

**COMMERCIAL PROPERTY POLICY
POLICY INTEREST SCHEDULE**

POLICY NUMBER 10434269 - 3

POLICY PERIOD FROM 07/08/2025 TO 07/08/2026
at 12:01 a.m. Eastern Time

Named Insured Ocean Terrace Beachside Condo Assoc

Location No.	Building No.	Interest Type	Name and Mailing Address
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No Additional Interests.

Issued Date: 07/16/2025

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