



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/05/2021

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 Carroll Realty & Insurance Co. PO Box 278 Carrollton, GA 30112 Larry H. Deese, CPCU		770-832-2461 CONTACT NAME: Larry H. Deese, CPCU PHONE (A/C, No, Ext): 770-832-2461 FAX (A/C, No): 770-834-1036 E-MAIL ADDRESS: diane@crinsure.net
INSURED Skyland Brookhaven Townhome Association Inc. 2849 Paces Ferry Rd SE #625 Atlanta, GA 30339-5742		INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Insurance Company INSURER B: Hanover Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
		NAIC # 10677 22292

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.

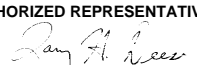
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			EPP0455453	12/22/2020	12/22/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			EPP0455453	12/22/2020	12/22/2021	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property D&O - CRIME			EPP0455453 SEE NOTES	12/22/2020 12/22/2020	12/22/2021 12/22/2021	SEE NOTES SEE NOTES

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

Ellie and Parker Sharp - 2426 Skyland Way NE, Brookhaven, GA 30319
-----FOR INFORMATION PURPOSES ONLY-----

CERTIFICATE HOLDER

CANCELLATION

Fairway Independent Mortgage Corporation - ISAOA/ATIMA 4201 Marsh lane Carrollton, TX 75007	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 
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COMMERCIAL PROPERTY:

Location 1 - Building 1 - 8 UNITS
2546,2544,2542,2540,2538,2536,2534,2532 Skyland Dr NE, Brookhaven,GA 30319
\$1,572,320 Building Value

Location 2 - Building 1 - 2 UNITS
1860-1862 Skyfall Circle NE, Brookhaven, GA 30319
\$ 450,000 Building Value

Location 3 - Building 1 - 5 UNITS
1866,1868,1870,1872,1874 Skyfall Circle NE, Brookhaven, GA 30319
\$1,101,360 Building Value

Location 4 - Building 1 - 8 UNITS
2524,2522,2520,2518,2516,2514,2512,2510 Skyland Dr NE, Brookhaven,GA 30319
\$1,572,320 Building Value

Location 5 - Building 1 - 4 UNITS
1839,1837,1835,1833 Falling Sky Court NE, Brookhaven, GA 30319
\$ 882,000 Building Value

Location 6 - Building 1 - 2 UNITS
2537 & 2539 Skyland Drive NE, Brookhaven, GA 30319
\$ 352,800 Building Value

Location 7 - Building 1 - 6 UNITS
1853,1851,1849,1847,1845,1843 Falling Sky Court NE, Brookhaven, GA 30319
\$1,321,632 Building Value

Location 8 - Building 1 - 6 UNITS
1823,1821,1819,1817,1815,1813 Falling Sky Court NE, Brookhaven, GA 30319
\$1,321,632 Building Value

Location 9 - Building 1 - 3 UNITS
2521, 2523, 2525 Skyland Drive NE, Brookhaven, GA 30319
\$ 589,368 Building Value

Location 10 - Building 1 - 3 UNITS
2529, 2531, 2533 Skyland Drive NE, Brookhaven, GA 30319
\$ 589,368 Building Value

Location 11 - Building 1 - 9 UNITS
2506, 2504, 2502, 2500, 2498, 2496, 2494, 2492, 2490
Skyland Drive NE, Brookhaven, GA 30319
\$1,769,352 Building Value

Location 12 - Building 1 - 6 UNITS
1809,1807,1805,1803,1801,1799 Falling Sky Court NE, Brookhaven, GA 30319
\$1,321,632 Building Value

Location 13 - Building 1 - 3 UNITS
1818, 1816, 1814 Falling Sky Court NE, Brookhaven, GA 30319
\$ 660,816 Building Value

Location 14 - Building 1 - 4 UNITS
2452, 2450, 2448, 2446 Skyland Way NE, Brookhaven, GA 30319
\$ 881,088 Building Value

Location 15 - Building 1 - 3 UNITS
1828, 1826, 1824 Falling Sky Court NE, Brookhaven, GA 30319
\$ 660,816 Building Value

Location 16 - Building 1 - 4 UNITS
2487, 2489, 2491, 2493 Skyland Drive NE, Brookhaven, GA 30319
\$ 881,088 Building Value

Location 17 - Building 1 - 4 UNITS
2442, 2440, 2438 & 2436 Skyland Way NE, Brookhaven, GA 30319
\$ 881,088 Building Value

Location 18 - Building 1 - 4 UNITS
2474, 2472, 2470, 2468 Skyland Drive NE, Brookhaven, GA 30319
\$ 786,240 Building Value

NOTEPAD

Skyland Brookhaven

SKYLA-1

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INSURED'S NAME

OP ID: DA

Date 02/05/2021

Location 19 - Building 1 - 5 UNITS
2497, 2499, 2501, 2503, 2505 Skyland Drive NE, Brookhaven, GA 30319
\$1,101,360 Building Value

Location 20 - Building 1 - 4 UNITS
2426, 2424, 2422, 2420 Skyland Way NE, Brookhaven, GA 30319
\$ 881,088 Building Value

Location 21 - Building 1 - 3 UNITS
1873, 1871, 1869 Falling Sky Court NE, Brookhaven, GA 30319
\$ 660,816 Building Value**
**Lots 131-133 (Location #21)- corrected Nov 8,2019 to reflect updated addresses. Prior to Nov 8,2019 they were shown as 1792, 1796 & 1798 Falling Sky Court NE respectively.

Location 22 - Building 1 - 3 UNITS
1852, 1854, 1856 Falling Sky Court NE, Brookhaven, GA 30319
(on BR they were known as 1861, 1859, 1857 or lots 134, 135, 136)
\$660,816 Building Value

Location 23 - Building 1 - 3 UNITS (added to Master Policy 12/22/2019)*
2482, 2480, 2478 Skyland Drive NE, Brookhaven, GA 30319
\$589,368 Building Value

Location 24 - Building 1 - 3 UNITS (added to Master Policy 12/22/2019)*
2464, 2462, 2460 Skyland Drive NE, Brookhaven, GA 30319
\$589,368 Building Value

Location 25 - Building 1 - 2 UNITS (added to Master Policy 12/22/2019)*
2477, 2479 Skyland Drive NE, Brookhaven, GA 30319
\$393,120 Building Value

*For Dec 2018-March 2019 COI showed Skyland Way. Corrected to Drive.

Location 26 - Building 1 - 2 UNITS (added to Master Policy 4/22/2020)
2415 & 2417 Skyland Way NE, Brookhaven, GA 30319
\$393,120 Building Value

Location 28 - Building 1 - 4 UNITS (added to Master Policy 4/22/2020)
2426, 2424, 2422, 2420 Skyland Way NE, Brookhaven, GA 30319
\$881,088 Building Value

1865 Falling Sky Court, Brookhaven, GA 30319 (Added 12/22/2019)
\$450,000 Clubhouse Building
\$145,000 Clubhouse and Fitness Center Contents
\$150,000 Swimming Pool
\$ 7,000 Fences/Arbors
\$ 70,000 Pump House/Equipment Building

Location 29 - Building 1 - 4 UNITS (added to Master Policy 4/22/2020)
2419, 2421, 2423, 2431 Skyland Way NE, Brookhaven, GA 30319
\$786,240 Building Value

Location 30 - Building 1 - 4 UNITS (added to Master Policy 5/22/2020)
2433, 2435, 2437, 2439 Skyland Way NE, Brookhaven, GA 30319
\$786,240 Building Value

Location 31 - Building 1 - 4 UNITS (added to Master Policy 5/22/2020)
2441, 2443, 2445, 2447 Skyland Way NE, Brookhaven, GA 30319
\$786,240 Building Value

Location 32 - Building 1 - 6 UNITS (added to Master Policy 7/22/2020)
1880, 1882, 1884, 1886, 1888, 1890 Skyfall Circle NE, Brookhaven, GA 30319
\$1,228,968 Building Value

Location 33 - Building 1 - 6 UNITS (added to Master Policy 8/22/2020)
1892, 1894, 1896, 1898, 1900, 1904 Skyfall Circle NE, Brookhaven, GA 30319
\$1,228,968 Building Value

Location 34 - Building 1 - 3 UNITS (added to Master Policy 9/22/2020)
1906, 1908, 1910 Skyfall Circle NE, Brookhaven, GA 30319
\$ 660,816 Building Value

\$ 5,000 Deductible Except Wind and Hail
\$ 25,000 Wind and Hail Deductible

Special Form Including Theft, Replacement Cost, 90% Co-Insurance
Equipment Breakdown, 4% Inflation Guard, CinciPlus Property Expanded
Endorsement

Builders Risk for units under construction are insured
under the following named insured:

BH Residential Holdings, LP - Cincinnati Insurance Company
Policy# CAP5248837 December 22, 2020 - December 22, 2021
Monthly Reporting Form - Coverage is Special Form - Replacement Cost

\$ 2,250,000 Dwellings as indicated on monthly reporting forms
\$ 50,000 Covered property in transit
\$ 50,000 Covered property at unscheduled storage locations
\$10,000,000 All covered property in any one occurrence

\$ 2,500 Deductible

As of monthly reporting form January 21, 2021 the following units are on
the builders risk:

Lot #95	1912	Skyfall Circle	\$225,000 value
Lot #96	1916	Skyfall Circle	\$225,000 value
Lot #97	1918	Skyfall Circle	\$225,000 value
Lot #98	1920	Skyfall Circle	\$225,000 value
Lot #99	1922	Skyfall Circle	\$225,000 value
Lot #100	1924	Skyfall Circle	\$225,000 value
Lot #101	1913	Skyfall Circle	\$225,000 value
Lot #102	1915	Skyfall Circle	\$225,000 value
Lot #103	1917	Skyfall Circle	\$225,000 value
Lot #104	1919	Skyfall Circle	\$225,000 value
Lot #105	1921	Skyfall Circle	\$225,000 value
Lot #106	1923	Skyfall Circle	\$225,000 value
Lot #107	1925	Skyfall Circle	\$225,000 value
Lot #108	1941	Skyfall Circle	\$225,000 value
Lot #109	1943	Skyfall Circle	\$225,000 value
Lot #110	1945	Skyfall Circle	\$225,000 value
Lot #111	1947	Skyfall Circle	\$225,000 value
Lot #112	1949	Skyfall Circle	\$225,000 value
Lot #113	1940	Skyfall Circle	\$225,000 value
Lot #114	1942	Skyfall Circle	\$225,000 value
Lot #115	1944	Skyfall Circle	\$225,000 value
Lot #116	1946	Skyfall Circle	\$225,000 value
Lot #117	1950	Skyfall Circle	\$225,000 value
Lot #118	1952	Skyfall Circle	\$225,000 value
Lot #119	1954	Skyfall Circle	\$225,000 value
Lot #120	1956	Skyfall Circle	\$225,000 value

INSURED'S NAME

Lot #121	1958	Skyfall Circle	\$225,000	value
Lot #122	1960	Skyfall Circle	\$225,000	value
Lot #123	1962	Skyfall Circle	\$225,000	value
Lot #124	1964	Skyfall Circle	\$225,000	value
Lot #125	1966	Skyfall Circle	\$225,000	value
Lot #126		Not Started Yet		
Lot #127		Not Started Yet		
Lot #128		Not Started Yet		

B - CRIME - BDA-H238903-00 December 22, 2020 - December 22, 2021
 \$250,000 Employee Theft
 \$ 2,500 Retention

A - Community Association DIRECTORS AND OFFICERS Liability
 Policy# EMO0577189 December 22, 2020 - December 22, 2021
 \$1,000,000 Limit of Liability
 \$ 100,000 Investigative Costs Sublimit
 \$ 20,000 Excess Benefit Transaction Tax Sublimit
 (per organizational manager)
 \$ 1,000 Deductible

Not Covered Employed Lawyers Limit
 Unlimited Additional Defense
 Not Covered Excess Side A

Prior or Pending Date: April 15, 2020
 Continuity Date: April 15, 2020