



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/12/2026

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

PRODUCER	San Ramon, CA-HUB International Insurance Services Inc. 6101 Bollinger Canyon Rd Suite 150 San Ramon, CA 94583-5108	CONTACT NAME: PHONE (A/C, No, Ext): (877) 317-9300	FAX (A/C, No):
		E-MAIL ADDRESS:	INSURER(S) AFFORDING COVERAGE
INSURED	The Greater Granville Homeowner's Association, Inc. RealManage Family Of Brands Vision Community Management 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048	INSURER A : Accelerant National Insurance Company	10220
		INSURER B : Federal Insurance Company	20281
		INSURER C : Continental Casualty Company	20443
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERS **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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:			N030PK3317-01	2/1/2026	2/1/2027	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
							\$	\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			N030PK3317-01	2/1/2026	2/1/2027	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							\$	\$
B	<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			G75279024	2/1/2026	2/1/2027	EACH OCCURRENCE	\$ 3,000,000
							AGGREGATE	\$ 3,000,000
							\$	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NY) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y / N	N / A				PER STATUTE	OTH- ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
C	Directors & Officers			768593710	2/1/2026	2/1/2027	Deductible - \$1,000	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Please see Certificate of Property, Acord 24, for building values.

CERTIFICATE HOLDER

CANCELLATION

Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

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



CERTIFICATE OF PROPERTY INSURANCE

JJOHNSON10

DATE (MM/DD/YYYY)
01/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS 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.

PRODUCER

San Ramon, CA-HUB International Insurance Services Inc.
6101 Bollinger Canyon Rd
Suite 150
San Ramon, CA 94583-5108

CONTACT
NAME:

PHONE (A/C, No, Ext): (877) 317-9300

FAX (A/C, No):

E-MAIL

ADDRESS:

PRODUCER

CUSTOMER ID: THEGREA-18

INSURED

The Greater Granville Homeowner's Association, Inc.
RealManage Family Of Brands | Vision Community Management
16625 S Desert Foothills Pkwy,
Phoenix, AZ 85048

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Accelerant National Insurance Company

10220

INSURER B : Continental Casualty Company

20443

INSURER C :

INSURER D :

INSURER E :

INSURER F :

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Please see Certificate of Liability, Acord 25, for remaining coverage.

Equipment Breakdown coverage included. Crime/Employee Dishonesty/Fidelity Bond includes Property Manager as an Employee.

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INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	<input checked="" type="checkbox"/> PROPERTY	N030PK3317-01	02/01/2026	02/01/2027	BUILDING	\$
	CAUSES OF LOSS	DEDUCTIBLES			PERSONAL PROPERTY	\$
					BUSINESS INCOME	\$
	<input type="checkbox"/> BASIC	BUILDING 25,000			EXTRA EXPENSE	\$
	<input type="checkbox"/> BROAD	CONTENTS			RENTAL VALUE	\$
	<input checked="" type="checkbox"/> SPECIAL				BLANKET BUILDING	\$
	EARTHQUAKE				BLANKET PERS PROP	\$
	WIND				X BLANKET BLDG & PP	\$ 36,347,670
	FLOOD				X Bldg Ord B per Bldg	\$ 300,000
	<input checked="" type="checkbox"/> Per Unit	25,000			X Bldg Ord C per Bldg	\$ 300,000
	<input checked="" type="checkbox"/> Bldg Ord A Incl					
	INLAND MARINE	TYPE OF POLICY				\$
						\$
						\$
						\$
B	<input checked="" type="checkbox"/> CRIME	768593710	02/01/2026	02/01/2027	X Ded \$1,000	\$ 525,000
	<input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
						\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Special Form (wind included), Guaranteed Replacement Cost Basis with No Co-Insurance and No Inflation Guard due to GRC. 284 Units. Policy is Bare Walls. Severability of Interest included on Package Policy. Common elements included on policy. Policy includes 5% Maximum Deductible Endorsement.

CERTIFICATE HOLDER

CANCELLATION

Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

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AUTHORIZED REPRESENTATIVE



SOCHER

A HUB International Company

CALIFORNIA

NEVADA

ARIZONA

Socher Insurance Agency, a HUB International company

877.317.9300
888.577.1587 Fax

CA Broker License: #0C97535
NV Broker License: #498347
AZ Broker License: #1800015845

hoainsurance.net
hubinternational.com

2/1/2026

The Greater Granville Homeownr's Association, Inc.
c/o RealManage Family of Brands
dba : Vision Community Management
16625 S Desert Foothills Pkwy.
Phoenix, AZ 85048

RE: Coverage for the Interior of Units

Dear Community Members:

Socher a HUB International Company is the agency your Board of Directors has chosen to service the Association's Property and General Liability insurance coverage. Socher Insurance Agency specializes in Community Associations; it's all we insure. Socher was founded in 1983 and currently services just over 1500 Community Associations in Northern California.

The Association's current policy coverage is effective February 1, 2026 and runs for one year. This letter is intended to give you information regarding what property coverage is provided by the Association's policy and what personal insurance coverage you, as a Unit Owner, should purchase yourself.

FACTS YOU SHOULD KNOW ABOUT THE ASSOCIATION'S PROPERTY INSURANCE COVERAGE

- The Association currently has property (building) insurance coverage provided by Accelerant National Insurance Company.
- The Associations policy includes a **property deductible of \$25,000 per Unit.**
- The Association’s insurance policies cover the buildings but includes a “Bare Walls” coverage form. This means that unit owners are responsible for insuring the Interior of their Units including Betterments & Improvements and Personal Property situated within an individual unit.

If A Claim Occurs:

- In the event that a claim has occurred, please reach out to our office during regular business hours Monday-Friday from 9:00am – 5:00pm toll free number 877-317-9300. Please allow our office to get in touch with management in order for the Board of Directors to approve submitting a claim to the master policy. Your Community Manager can also be reached at 480-759-4945.

Shown below is a list of **some of the coverage** that is suggested to have included in your personal insurance policies. If you have any questions about what type of personal insurance you have, you should contact your personal lines insurance agent/broker for details.

Unit Owners (“HO6”) Insurance Policies:

- *Personal Content Coverage*: coverage for any personal items that belong to you and not covered by the association.
- *Deductible*: Ask your personal agent how you should supplement the \$25,000 deductible.
- *Personal Liability*: protects the unit owner from liability losses, such as (slip-and-falls) that occur within your unit and beyond
- *Loss of Use*: if there is a loss at your unit and you have to stay off premises during the rebuilding process, this coverage will take care of that extra expense.



A HUB International Company

Socher Insurance Agency, a HUB International company

877.317.9300
888.577.1587 Fax

CA Broker License: #0C97535
NV Broker License: #498347
AZ Broker License: #1800015845

hoainsurance.net
hubinternational.com

- *Loss Assessment for Property/Liability and/or Earthquake:* if a covered loss exceeds the limits of the Association's insurance policy, the Association will have to specially assess the unit owners to make up the difference. This coverage will provide funds to pay such a special assessment.
- *Earthquake Coverage (no coverage in force at this time):* this is a separate policy that includes coverage for minor structural damage to the inside of the unit, for personal property and for loss of use as a result of an earthquake, and for any earthquake loss special assessment.
- *Flood Coverage (no coverage in force at this time):* this is a separate policy that is currently not maintained by a master policy through the Association. If coverage is desired a personal lines agent would need to offer suggestions on how to supplement.

Socher A HUB International Company thanks you for allowing us to service the Association's insurance needs.

Glad to be of service,

Paula L. Conrad

Paula L. Conrad
Account Manager