



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
6/12/2026

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.

PRODUCER Higginbotham Insurance Agency, Inc. 3939 Tampa Road Oldsmar FL 34677 License#: 2081754		CONTACT NAME: Madison Oxiner PHONE (A/C, No, Ext): 813-818-5300 FAX (A/C, No): 813-818-5396 E-MAIL ADDRESS: MOxiner@higginbotham.net PRODUCER CUSTOMER ID: TUSCWO0-03	
INSURED Tuscany Woods Community Association, Inc c/o Ameri-Tech Community Mgmt 24701 US Highway 19 N Clearwater FL 33763-5008		INSURER(S) AFFORDING COVERAGE INSURER A: Heritage Property and Casualty Insurance Company INSURER B: Superior Specialty Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 14407 16551	

COVERAGES

CERTIFICATE NUMBER: 412842491

REVISION NUMBER:

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

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	☒	PROPERTY	HCP006468	6/24/2026	6/24/2027	☒ BUILDING	\$ 19,953,458
		CAUSES OF LOSS				☐ PERSONAL PROPERTY	\$
						☐ BUSINESS INCOME	\$
		BASIC				☐ EXTRA EXPENSE	\$
		BROAD				☐ RENTAL VALUE	\$
						☐ BLANKET BUILDING	\$
						☐ BLANKET PERS PROP	\$
						☐ BLANKET BLDG & PP	\$
						☐ RCV	\$
							\$
	☐	INLAND MARINE	TYPE OF POLICY				\$
		CAUSES OF LOSS					\$
		NAMED PERILS	POLICY NUMBER				\$
							\$
B	☐	CRIME	TLUHOA504210-01	6/24/2026	6/24/2027	☒ Loss Limit	\$ \$500,000
		TYPE OF POLICY					\$
		Employee Dishonesty					\$
	☐	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
							\$
B		General Liability	TLUHOA504210-01	6/24/2026	6/24/2027	☒ Each Occurrence	\$ \$1,000,000
						☒ Aggregate	\$ \$2,000,000

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

102-108 Cabernet Way, Oldsmar, FL 34677 - 4 Units - \$979,923
401-407 Tuscan Ln, Oldsmar, FL 34677 - 4 Units - \$979,923
602-608 Cabernet Way, Oldsmar, FL 34677 - 4 Units - \$979,923
302-308 Tuscan Ln, Oldsmar, FL 34677 - 4 Units - \$979,923
502-512 Cabernet Way, Oldsmar, FL 34677 - 6 Units - \$1,443,818
See Attached...

CERTIFICATE HOLDER

Ameri-Tech Community Management
5434 Grand Blvd.
New Port Richey FL 34652

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

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ADDITIONAL REMARKS SCHEDULE

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AGENCY Higginbotham Insurance Agency, Inc.		NAMED INSURED Tuscany Woods Community Association, Inc c/o Ameri-Tech Community Mgmt 24701 US Highway 19 N Clearwater FL 33763-5008	
POLICY NUMBER			
CARRIER	NAIC CODE		
		EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 24 **FORM TITLE:** CERTIFICATE OF PROPERTY INSURANCE

SPECIAL CONDITIONS:

202-208 Cabernet Way, Oldsmar, FL 34677 - 4 Units - \$979,923
 1402-1408 Syrah Dr, Oldsmar, FL 34677 - 4 Units - \$979,923
 1502-1512 Merlot Ct, Oldsmar, FL 34677 - 6 Units - \$1,443,818
 702-708 Merlot Ct, Oldsmar, FL 34677 - 4 Units - \$979,923
 802-812 Merlot Ct, Oldsmar, FL 34677 - 6 Units - \$1,443,818
 1302-1312 Syrah Dr, Oldsmar, FL 34677 - 6 Units - \$1,443,818
 902-908 Vineyard Lane, Oldsmar, FL 34677 - 4 Units - \$979,923
 1601-1611 Vineyard Lane, Oldsmar, FL 34677 - 6 Units - \$1,443,818
 1002-1012 Vineyard Lane, Oldsmar, FL 34677 - 6 Units - \$1,443,818
 1102-1112 Vineyard Lane, Oldsmar, FL 34677 - 6 Units - \$1,443,818
 1202-1212 Syrah Drive, Oldsmar, FL 34677 - 6 Units - \$1,443,818

3% Per Building Hurricane Calendar Deductible; Equipment Breakdown Included; Ordinance or Law Full Coverage A w/ B&C \$1,000,000; Agreed Value Applies, Replacement Cost.