




## **COMMERCIAL UMBRELLA LIABILITY COVERAGE**

Named Insured:	<b>Paramount Real Estate Group, Inc.</b>
Address:	c/o <b>Paramount Programs, Inc.</b> One Reservoir Corporate Centre 4 Research Drive, Suite 402 #121 Shelton, CT 06484
Limits of Insurance:	\$15,000,000 Per Occurrence \$15,000,000 Other Aggregate \$15,000,000 Products/Completed Operations Aggregate
Self Insured Retention:	\$0
Insuring Companies:	\$10M Primary - Midvale Indemnity Company - Admitted \$5M XS \$10M - Navigators Insurance Company - Admitted
Insured Purchasing Group Member:	Island Club Three, Inc c/o Luxe Property Services Inc. 2385 NW Executive Center Drive #100 Boca Raton, FL 33431
Policy Number:	PRP-229824000-01-2364446
Member Policy Period:	<b>From: 5/31/2025 To: 5/31/2026</b> at 12:01 a.m. Standard Time at the address of the Named Participant
Producer:	<b>Mack, Mack &amp; Waltz Insurance Group</b>

NOTE: Members of the Paramount Real Estate Group, Inc. may not be protected by the insurance insolvency guarantee fund and/or insurance laws and regulations of their domiciled or resident state. Receipt of and/or failure to promptly return this Insuring Agreement constitutes acceptance by the Insured listed above to membership in and adherence to the Membership Agreement and Terms and Conditions of Use of the Paramount Real Estate Group, Inc..

**Program Administrator:** Great Point Insurance®  
500 West Putnam Avenue, Suite 400  
Greenwich, CT 06831  
Phone and Fax (877) 505-3226  
[www.greatpointins.com](http://www.greatpointins.com)

**These Declarations together with the policy jacket containing the policy provisions, forms and endorsements indicated above; if any, issued form a part thereof, complete the above numbered policy.**

Authorized Representative: 

May 30, 2025

# **COMMERCIAL UMBRELLA LIABILITY COVERAGE**

## **Paramount Real Estate Group, Inc.**

### **FORMS AND ENDORSEMENTS SCHEDULED**

Insured Purchasing Group Member:	Island Club Three, Inc
Policy Number:	PRP-229824000-01-2364446

It is hereby understood and agreed the following forms and endorsements are attached to and are a part of this policy:

Policyholder Notice  
OFAC Advisory Notice  
Policyholder Fraud Warning  
Master Policy Declarations – Risk Purchasing Group Commercial Liability Umbrella Coverage  
Commercial Liability Umbrella Coverage Form  
Common Policy Conditions  
Additional Conditions  
Calculation of Premium  
Terrorism Coverage Disclosure Notice  
Form Schedule  
Amendment of Insuring Agreement  
Amendatory Exclusions  
Condominium/Co-operative Directors and Officers Liability Claims-Made Coverage  
Employee Benefits Liability Limitation Claims Made Version  
Garage Keepers Liability Limitation  
Schedule of Underlying Insurance  
Employee Benefits Liability Limitation Occurrence Based  
Exclusion – Human Trafficking (With Limitations)  
Coverage Enhancement (Program Version – Risk Purchasing Group)  
Expenses in Addition to Limits of Insurance  
Limits of Insurance Amendment  
Limitation – Anti-stacking  
Condition – Claims Reporting Amendment  
Economic or Trade Sanctions  
Knowledge of Occurrence  
Additional Definitions  
Member Policy Period  
Insured and Named Insured Amendatory Endorsement  
Amendment of Definition of Retained Limit and Schedule of Retained Limits  
Exclusion – Absolute Access, Collection and Disclosure of Non-Public Information  
Limitation – Auto Liability  
Limitation – Commercial General Liability  
Exclusion – Communicable Disease  
Exclusion – Condominium and Cooperative Conversion  
Exclusion – Construction Operations  
Exclusion – Diving Board and Water Slide  
Exclusion – Earth Movement  
Limitation – Employers Liability  
Exclusion – Financial Institutions  
Limitation – Foreign Liability  
Exclusion – Fungus and Bacteria  
Exclusion – Marine Liability  
Exclusion – No Coverage for Sublimits  
Exclusion – Pesticide or Herbicide

Exclusion – Pollution and SIR Amendment  
Act of Terrorism Self-Insured Retention  
Exclusion – Water Sports  
Limitation to Designated Premises  
Exclusion - Designated Ongoing Operations  
Exclusion – Cross Suits  
Exclusion - Exterior Insulation and Finish Systems  
Nuclear Energy Liability Exclusion Endorsement (Broad Form)  
All State Amendatory Endorsements

**COMMERCIAL UMBRELLA LIABILITY COVERAGE**

**Paramount Real Estate Group, Inc.**

***SUMMARY OF EXPOSURES COVERED AT INCEPTION***

Insured Purchasing Group Member:

Island Club Three, Inc

Policy Number:

PRP-229824000-01-2364446

Exposure Type	Number	Category
Apartment Units	10	Location
Condo/ Co-Op Units With D&O	72	Location
Pools	1	Location
Boat Slips	26	Location

## COMMERCIAL UMBRELLA LIABILITY COVERAGE

### Paramount Real Estate Group, Inc.

#### SUMMARY OF UNDERLYING POLICIES AT INCEPTION

Insured Purchasing Group Member:	Island Club Three, Inc
Policy Number:	PRP-229824000-01-2364446

COVERAGE	D&O Liability 1
Carrier	Greenwich Insurance Company
Limit	\$1,000,000 Each Occurrence
.	\$1,000,000 Aggregate
Term	5/31/2025 to 5/31/2026
COVERAGE	Employers Liability
Carrier	Zenith Insurance Company
Limit	\$500,000 Bodily Injury by Accident
.	\$500,000 Bodily Injury by Disease (Each Employee)
.	\$500,000 Bodily Injury by Disease (Policy Limits)
Term	5/31/2025 to 5/31/2026
COVERAGE	General Liability 1
Carrier	Universal Fire & Casualty Insurance Company
Limit	\$1,000,000 Each Occurrence
.	\$2,000,000 General Aggregate
.	\$2,000,000 Products / Completed Operations Aggregate Limit
.	\$1,000,000 Advertising Injury / Personal Injury (Each Offense)
.	\$1,000,000 Hired & Non-owned Auto
Term	5/31/2025 to 5/31/2026

**COMMERCIAL UMBRELLA LIABILITY COVERAGE**

**Paramount Real Estate Group, Inc.**

*LOCATIONS COVERED AT INCEPTION*

Insured Purchasing Group Member:	Island Club Three, Inc
Policy Number:	PRP-229824000-01-2364446

Location	Address	City	State	Zip Code
1	777 South Federal Highway	Pompano Beach	FL	33062

**COMMERCIAL UMBRELLA LIABILITY COVERAGE**

**Paramount Real Estate Group, Inc.**

***NAMED INSUREDS COVERED AT INCEPTION***

Insured Purchasing Group Member:	Island Club Three, Inc
Policy Number:	PRP-229824000-01-2364446

No.	Named Insured
1	Island Club Three, Inc