Hurricane/ Windstorm
CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST

JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

POLICY NUMBER: 09495802 - 1	POLICY PERIOD FROM 04/25/2023	TO 04/25/2024					
	at 12:01 a.m. Eastern Time						
Transaction: NEW BUSINESS		CD W					
Pay Plan: Citizens Quarterly	CR-W Bill: Insured Billed						
Named Insured and Mailing Address	Agent	Fl. Agent Lic. #					
Bordeaux Club, Inc. 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936	DOUGLAS SHIPP ASSUREDPARTNERS OF FLORIDA, LLC 8950 FONTANA DEL SOL WAY - SUITE 200 NAPLES, FL 34109	E082475_1					
Telephone: 239-450-9802	Telephone: 239-649-1444						

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		\$62,025.00
Required Additional Charges:		402,020.00
2022-B Florida Insurance Guaranty Association (FIGA) Regular Assessment 2023 Florida Insurance Guaranty Association (FIGA) Regular Assessment Catastrophe Financing Surcharge Tax-Exempt Surcharge		\$806.00 \$434.00 \$9,304.00 \$1,085.00
	TOTAL:	\$73,654.00
The portion of your premium for		
Hurricane Coverage is: \$57,802.00 Non - Hurricane Coverage is	s: \$4,223.00	

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

Authorized By: DOUGLAS SHIPP

Issued Date: 05/30/2023

Countersigned: 05/30/2023

BY

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

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COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1	BUILDING	OR SPECIAL CL	ASS ITEM NO.	1	CSPC	ode: 0332	
BUSINESS DESCRIPTI DESCRIPTION OF PRE	ON: Condominiums	residential (associ	ation risk only)	- withou	t mercan	tile occupancies	-11 to 30 units
DESCRIPTION OF PRE	MISES 1: 29	00 GULF SHORE	BLVD N	West F	Ruilding 1	6 units Wind Re	eietivo
Location Address 2900 GULF SHORE BLVD NAPLES, FL 34103-3936		Group I Construct N/A Group I Territory N/A	ion Group II Wind		ction e	Protection Class N/A Coastal Territory Collier - 62	BCEGS Grad Ungraded
COVERAGES PROVIDE	Insurance at th	e Described Prem	ises Applies C		Coverag	ges For Which A	Limit Of Insurar
Coverage	Limit Of	ouuses	Total Replacemen	t Cost	Rates	Premium	First Loss
Building (Bldg)	\$4,577,00	0 Wind	\$4,577.00		Class	\$3,675.00	
					and Mitiga	tion Discount Adjustm	nent: \$7,625
OPTIONAL COVERAGE	S Applicable Only	When Entries Ar	e Made In The	Schedu	ile Relo	M	ium: \$974
Coverage	P	remium				placement Cos	
			Building Yes		ing		ersonal Property
DEDUCTIBLE	4.6	e commente de la commentación de	The second second	163	•		A Property of
Other Windstorm or	Hail Deductible		ear Hurricane e Deductible				
Deductible Percentage (Di	eductible Amount)	Deductible Percenta		ount)			
Bldg: 1% (\$4	5,770)		(\$228,850)				
WINDSTORM MITIGATION	ON FEATURES	Mar Process					W 191
Terrain C	Year Built 1974	Roof Cover FBC Equivalent (Level B)	Roof De Level C (Rei Concrete Roo	nforced	Co	pof-Wall nnection N/A	SWR Yes
Building Type Type II	Roof Shape N/A	Cla	Protection ass A	FBC	Wind S	peed FB	C Wind Design
A premium adjustment of r construction techniques	\$ 25,467.00 is included that exist. Adjustme	led to reflect buildir	g code enforce	ment ar	10.	ilding's wind loss	mitigation feature
lortgageholder(s) & Oth	ner Policyholder Inte	erest(s) - See Pol	cy Interest Sa	hadul-	Credit.		
REMIUM: \$12,274.00	7		cy interest Sc	nedule.		THE STREET STREET	

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COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1	BUILD	ING OF	R SPECIAL CL	ASS ITEM	NO. 2		CSPC	ode: 0332		
BUSINESS DESCRIPT DESCRIPTION OF PR	FION: Condominit	ıms -res	idential (associ	ation risk o	nly) - M	ithout	mercan	tile ecoupe	nnina 11	to 20 units
	EMISES	1: 2900	GULF SHORE	BLVD N	N N	orth B	uilding 3	4 units Wir	d Posisti	to 30 units
Location Address 2900 GULF SHORE BLVI NAPLES, FL 34103-3936	O N	G	roup I Construct N/A Group I Territor N/A	ion Gro	Wind Re roup II	nstruc esistive Ferrito	tion ry	Protection N/A Coastal Te	Class	BCEGS Grad Ungraded No. of Units
COVERAGES PROVIE	Insurance Is Shown.	at the D	escribed Prem	ises Appli	es Only	For	Coverag	es For Wh	ich A Lin	nit Of Insuran
Coverage		it Of	Covered Causes Of Loss	To Replacer	otal		D-4			
Building (Bldg)	\$5,34	1,000	Wind		1,000	ost	Rates		mium	First Loss
OPTIONAL COVERAG	FO A 11							ENCE DAILY II	021.00 Premium:	N/A \$1,552
Coverage	ES Applicable	Only W	hen Entries Ar	e Made In	The So	hedu	le Belov	v		01,002
overage			remium		Replaceme				nt Cost	
					ı	Buildin Yes	ng	Busine	ss Perso	nal Property
DEDUCTIBLE						163			-	
Other Windstorm or	Hail Deductible		Calendar Y	ear Hurric	ane					
Deductible Deserves of				e Deductil						
Deductible Percentage (I			Deductible Percenta	ge (Deductible	Amount)				
Bldg: 1% (\$	53,410)		Bldg: 5%	(\$267,050)					
VINDSTORM MITIGAT	ION FEATURES									
Terrain C	Year Built 1974		Roof Cover C Equivalent (Level B)	Roo Level C (Concrete	f Deck Reinfo Roof D	rced		of-Wall inection N/A		SWR Yes
Building Type Type II	Roof Sha N/A		N ₁	Protection	ı	FBC	Wind S	peed		ind Design N/A
A premium adjustment of construction technique	of \$ 24,883.00 is in	cluded	to reflect building	g code enfo	orceme	nt and	the bui	lding's wind	loss miti	gation feature
ortgageholder(s) & Ot							redit.			
REMIUM: \$19,573.00	r oneynolder	mileres	u(s) - see Poli	cy interes	Scho	dula				

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COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1	TION: 5 " 5	ING OR	SPECIAL CL	ASS ITEM NO	7	CSPC	ode: 0332	2	
BUSINESS DESCRIP DESCRIPTION OF PR									1450-
	REMISES 1:	2900 GI	JLF SHORE	BLVD N	Pump	House F	rame		and the second second
Location Address 2900 GULF SHORE BLVI NAPLES, FL 34103-3936	D N	Group I Construction Group II Construction N/A Frame Group I Territory Group II Territor N/A N/A			n Protection Class N/A Coastal Territory		BCEGS Grad Ungraded No. of Units		
COVERAGES PROVI	DED Insurance a	t the Des	scribed Prem	ises Applies C	nly For	Coveraç	Collier -	nich A Li	nit Of Insuran
Coverage	Limit Insura		Covered Causes Of Loss	Total Replacemen	t Cost	Rates	D	emium	Water Linguis
Building (Bldg)	\$12,0	000	Wind	\$12,000		Class		218.00	First Loss
ODTIONAL				and the same of th			ENCE DOM I		N/A
OPTIONAL COVERAG	SES Applicable (Only Whe	en Entries Ar	e Made In The	Sched	ule Belov	Ar	p Premium:	\$19
Coverage		Premium				+ Cant			
					Building Yes		Replacement Cost Business Personal Pro		onal Property
DEDUCTIBLE				70x 0 x x	res	S		411	100
Other Windstorm o	r Hail Deductible			ear Hurricane e Deductible					
Bldg: (\$1	,000)		Bldg:	(\$1,000)					
WINDSTORM MITIGAT	ION FEATURES		2 (100)	made a facility					
Terrain C	Year Built 1974	U	of Cover nknown	Roof De Unknow		Cor	oof-Wall nnection		SWR Unknown
Building Type Type I	Roof Sha Unknown	1	No	Protection one		Wind S			ind Design
A premium adjustment onstruction techniques	of \$ 0.00 is include that exist. Adjustme	d to refle	ect building co	de enforcemen	nt and th		g's wind lo	ss mitiga	N/A tion features o
lortgageholder(s) & O								and the same	
REMIUM: \$237.00	,	cort	3) - See POII	cy interest Sc	nedule.			- 1 - 1 - 1 - 1	



COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1	BUILDING	OR SPECIAL CL	ASS ITEM N	0.3	CSP C	ode: 0332		
BUSINESS DESCRIPTION DESCRIPTION OF PREM	N: Condominiums -	residential (associ	ation risk onl	v) - withou	t mercan	tile occupan	ries -11	to 30 units
DESCRIPTION OF PREM	ISES 1: 29	00 GULF SHORE	BLVDN	South	Building	24 units Win	d Paciet	ive
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936		Group I Construct N/A Group I Territor N/A	ion Group W	II Construind Resistive	ction e	Protection (N/A Coastal Ten	Class	BCEGS Grade Ungraded No. of Units
COVERAGES PROVIDED	Insurance at the	e Described Prem	ises Applies		Coveraç			
Coverage	Limit Of	944000	Tota Replaceme		Rates	Pro	mium	First Loss
Building (Bldg)	\$5,341,000) Wind	\$5,341		Class		021.00	N/A
						FHCF Build-Up		\$1.552
OPTIONAL COVERAGES	Applicable Only	When Entries A	re Made In T	he Schedi	ule Belo	N	T Territaris	31,032
Coverage		remium		Replacement Cost				
			Building Yes		Business Personal Prope		onal Property	
DEDUCTIBLE				16.	•	West Street		
Other Windstorm or Ha	ail Deductible		ear Hurrica					
Deductible Percentage (Ded	uctible Amount)	Deductible Percent		-				
Bldg: 1% (\$53,	410)		(\$267,050)	undany				
WINDSTORM MITIGATION	N FEATURES							
Terrain C	Year Built 1974	Roof Cover FBC Equivalent (Level B)	Roof Level C (F Concrete F	einforced	Co	oof-Wall nnection N/A		SWR Yes
Building Type Type II	Roof Shape N/A	N	Protection one	FBC	Wind S	peed		Vind Design N/A
A premium adjustment of \$ r construction techniques t	24,883.00 is includ hat exist. Adjustme	ed to reflect building	ng code enfo	cement at	nd the bu	ilding's wind	d loss mi	tigation feature
lortgageholder(s) & Othe	r Policyholder Inte	erect(e) - Sec Del	inv Intons -t	Cabada!	orour.		N. San	
	The little in it	, cal(3) - 3ee FO	icy interest	ochedule				



COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1	BUILDING	OR SPECIAL CL	ASS ITEM NO.	4 CSP	Code: 0332		
BUSINESS DESCRIPTION:	ully Enclosed N	Maintenance Buildi	na				
DESCRIPTION OF PREMISE	S 1: 29	00 GULF SHORE	Maintenance B	Building Mass	nny 1 etc	NEV.	
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936		Group I Construct N/A Group I Territor N/A	ion Group II M Group	Construction asonry II Territory N/A	Protection (N/A Coastal Terr	Class	BCEGS Grade Ungraded No. of Units
COVERAGES PROVIDED	nsurance at the s Shown.	Described Prem	ises Applies O	nly For Covera	ges For Whi	ch A Lin	nit Of Insuran
Coverage	Limit Of	Jauses	Total Replace Cost/BPP A	ctual			
Building (Bldg)	\$74,000	Wind	\$74,000	Je Rates	110	mium	First Loss
Business Personal Property (BPP	\$5,000	Wind	\$5,000		Ψ1,0	47.00	N/A
		7	\$5,000	Class	***	2.00	N/A
OPTIONAL COVERAGES A	pplicable Only	When Entries Ar	e Made In The	Cobadula D. I	FHCF Build-Up	Premium:	\$120
Coverage	Pr	Only When Entries Are Made In The Schedule Below					
			1		eplacement		
DEDUCTIBLE			Building Busi Yes			ness Personal Property No	
Other Windstorm or Hail D				Marian San Jan	TWEET THE		
Other Willdstorm of Hall D	eductible	Calendar Y Percentag	ear Hurricane e Deductible				
(Deductible Amount)							
Bldg: (\$1,000)		Blda: 59	% (\$3,700)				
BPP: (\$1,000)		BPP: (\$1,000)					
VINDSTORM MITIGATION FE	ATURES		(+ 1,000)				
. C 1	r Built 974	Roof Cover Unknown	Roof De Unknow	n Co	oof-Wall onnection Inknown	,	SWR Unknown
Building Type Type I	Roof Shape Unknown	No	Protection one	FBC Wind S	Speed		ind Design N/A
premium adjustment of \$ 0.0 onstruction techniques that exist	0 is included to st. Adjustments	reflect building co	de enforcemen	t and the buildi	ng's wind los	s mitigat	ion features or
ortgageholder(s) & Other Po							
REMIUM: \$1,509.00			cy interest Sci	iedule.			



COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1	BUILDING	OR SPECIAL CLA	SS ITEM NO. 5	CSP C	ode: 0332			
BUSINESS DESCRIPTION:								
DESCRIPTION OF PREMIS	ES 1: 290	0 GULF SHORE B	LVD N Mai	nager's Offic	e building Masonry	2 story		
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936		Group I Construction N/A Group I Territory N/A	on Group II Cons Masoni Group II Te N/A	гу	Protection Class N/A Coastal Territory Collier - 62	BCEGS Grade Ungraded No. of Units N/A		
COVERAGES PROVIDED	Insurance at the Is Shown.	Described Premis	ses Applies Only I	For Coverag	jes For Which A Li			
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost/BPP Actua Cash Value		Premium	Firmt		
Building (Bldg)	\$369,000	Wind	\$369,000	Class	\$6,716.00	First Loss		
Business Personal Property (BP	P) \$5,000	Wind	\$5.000	Class	\$42.00	N/A		
					FHCF Build-Up Premium	\$581		
OPTIONAL COVERAGES	Applicable Only	When Entries Are	Made In The Sch	edule Belov	N	3501		
Coverage	Pre	mium		Replacement Cost				
				ilding Yes	Business Pers	ess Personal Property		
DEDUCTIBLE					INC			
Other Windstorm or Hall	Deductible		ar Hurricane Deductible					
Deductible Percentage (Deducti	ble Amount)		Deddettible					
Bldg: 1% (\$3,690))	Blda: 5%	(\$18,450)					
BPP: (\$1,000)			\$1,000)					
WINDSTORM MITIGATION F	EATURES	5.7.(\$1,000)					
С	ar Built 1974	Roof Cover Unknown	Roof Deck Unknown	Cor	oof-Wall nnection	SWR Unknown		
Building Type Type I	Roof Shape Unknown	Opening F No	ne	BC Wind S	peed FBC V	/ind Design N/A		
A premium adjustment of \$ 0 onstruction techniques that ex	.00 is included to dist. Adjustments	reflect building coor	de enforcement an	d the buildin	g's wind loss mitiga	tion features or		
lortgageholder(s) & Other P	olicyholder Inter	rest(s) - See Police	v Interest School	ula	The second second			
REMIUM: \$7,339.00	,		, interest schedi	ule.				

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COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1 BUSINESS DESCRIPTION	BUILDING	OR SPECIAL CL	ASS ITEM NO.	6 CSP	Code: 0332	-	
BUSINESS DESCRIPTION DESCRIPTION OF PREMI	: Fully Enclosed F	Restroom					
	SES 1: 29	00 GULF SHORE	BLVD N	Pool/Restroom	Building Masonry		
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3938		Group I Construc N/A Group I Territor	tion Group II (Construction Isonry	Protection Class N/A Coastal Territory	BCEGS Grade Ungraded No. of Units	
COVERAGES PROVIDED	Insurance at the	N/A Described Prom	licos Annlin O	N/A	0 111	The second secon	
	ls Shown.		ilses Applies Or	ily For Covera	ges For Which A	Limit Of Insuran	
Coverage	Limit Of	Vauses	Total Replace Cost/BPP Ac	tual			
Building (Bldg)	\$63,000	Wind	Cash Valu		Premium	First Loss	
Business Personal Property (BP	PP) \$15,000	Wind	\$63,000	Class	\$1,147.00	N/A	
		PVIIIU	\$15,000	Class	\$127.00	N/A	
OPTIONAL COVERAGES	Applicable Only	When Entries A	eo Mada I. Ti		FHCF Build-Up Premiu	m: \$110	
Coverage	Pr	emium	re wade in The				
		cimum		R	eplacement Cost		
DEDUCTIBLE				Building Yes			
Other Windstorm or Hai	ID I W		1		111111111111111111111111111111111111111		
outer Willustorill of Mai	Deductible	Calendar)	ear Hurricane	Mar			
(Deductible Amour	1 0	Percentag	ge Deductible				
Bldg: (\$1,000	,						
BPP: (\$1,000		Bldg: 5% (\$3,150)					
		BPP:	(\$1,000)				
WINDSTORM MITIGATION			1				
Terrain y C	ear Built 1974	Roof Cover Unknown	Roof Dec Unknown	Co	oof-Wall nnection	SWR Unknown	
Building Type Type I	Roof Shape Unknown		Protection	FBC Wind S	nknown peed EDC	FBC Wind Design	
A premium adjustment of \$ 0.00 is included		None		N/A		N/A	
onstruction techniques that	exist. Adjustments	range from a 1%	surcharge to a 6	and the buildir	ng's wind loss mitig	ation features or	
ortgageholder(s) & Other	Policyholder Inte	rest(s) - See Dal	lau Internation	o /o credit.			
REMIUM: \$1,384.00	, IIILO	- oct(a) - oce Pol	by interest Sch	edule.	ASSESSMENT OF THE PARTY OF THE		

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