

Huntington Landmark



Asbestos Concern

Anytime a project involves the disturbance of drywall and/or acoustic material an asbestos test must be performed, and the results must be submitted to the ACC prior to project commencement.

This most commonly applies, but is not limited to the following project types:

- Bathroom/Plumbing Projects
- Electrical Projects
- Remodel/Wall Removal Projects

Thank you,

Architectural Control Committee

Architectural Control Committee (ACC) Specifications

Specification 6 Bathtub, Shower, Sink, Toilet Replacement December 30, 2013

This describes the requirements for installing a new bathtub, shower, sink or toilet in a unit. **If you are only switching out an old toilet or sink for a new one in the same location with no in-the-wall or floor plumbing changes, no ACC approval is required. If you are changing out a bathtub or a shower or making changes to existing plumbing inside the wall or floor, ACC approval is required along with a Permit from the City of HB.**

Architectural Checklist

Name: _____ Unit: _____

Bathtub, Shower, Sink, Toilet Replacement

ACC Owner

- _____ Check Application for completeness, ensuring all information is filled out and signed where necessary. **An incomplete application will be returned to you, causing delay.**
- _____ I certify that I am the owner of the unit requesting work.
- _____ A copy of the unit floorplan including a detailed explanation clearly describing the proposed change(s) marked in a contrasting color.
- _____ A manufacturer's brochure with pictures and specifications showing the replacement items.
- _____ An original, signed Use Permit Agreement (Non-Notarized)
- _____ An original, signed Contractor Acceptance Agreement
- _____ Contractor's Certificate of Workers Compensation for the Association's files.
- _____ Contractor's Certificate of Liability Insurance for the Association's files:
 - o Seabreeze Management
26840 Aliso Viejo Pkwy. Suite #100
Aliso Viejo, CA 92656
and
 - o Huntington Landmark Senior Adult Community
20880 Oakridge Lane
Huntington Beach, CA 92646
And the *Additional Insured Blanket Endorsement* with a policy number matching the certificates.
- _____ A City Building Permit, if required (after ACC Tentative Approval is received).

RETURN ALL ITEMS ON THIS CHECKLIST

Architectural Control Committee (ACC) Specifications

Specification 6 Bathtub, Shower, Sink, Toilet Replacement December 30, 2013

ARCHITECTURAL REQUESTS ARE REVIEWED ON WEDNESDAYS

Homeowner's Printed Name: _____ Date: _____
Address: _____ Unit #: _____
Model type (i.e., Laguna, Marina, etc.): _____ Phone #: _____
Email address: _____ Cell #: _____

All applications must be submitted with a unit or building floor plan (whichever is appropriate) marked to depict the location of the requested change clearly marked in a contrasting color.

1. Applications must also conform to the ACC Specifications and the Huntington Landmark Rules and Regulations Handbook and include the Cover Sheet from the applicable ACC Specification along with all applicable required documents listed on the Cover Sheet.
2. **City Permit Required:** Yes No *HB City Bldg. Dept. 714-536-5690*

COPY OF PERMIT (WHEN REQUIRED) AND BUILDING PLANS MUST BE GIVEN TO AND APPROVED BY THE ACC BEFORE ANY CONSTRUCTION IS STARTED OR APPROVAL OF THIS REQUEST SHALL BE NULL AND VOID.

3. REQUESTED CHANGE: _____

I have read and understand the Specifications applicable to my request. It is my responsibility to give these Specifications to my contractor and make sure he reads them. I understand that I should have my contractor read and sign a Contractor Acceptance Agreement to protect me.

I understand and acknowledge that any damages made to Association property and any deviation from Association's Specifications are my responsibility and I will be held liable, which may include removal of my improvement or repairs to be done at my expense. I understand that work is to be done by a licensed and insured contractor.

I also understand that in certain major building alterations (sunrooms, solariums, atrium enclosures, etc.), the Association may need to bring in the services of an outside consultant for evaluating plans, checking progress, final inspection, etc., in which case I, the homeowner, will be financially responsible for a fee.

Homeowner's Signature _____ Date _____
Contractor's Name and License # _____
Contractor's Address and Phone # _____

*****[For ACC Use Only]*****

Tentative Approval By: (1) _____ (2) _____ Date _____
Waiting to receive: _____
Application Denied By: (1) _____ (2) _____ Date _____
Approval to Commence Work: By:(1) _____ (2) _____ Date _____
Final Inspection & Approval By:(1) _____ (2) _____ Date _____

From: _____ Address & Unit #: _____
Owner's Printed Name

CONTRACTOR ACCEPTANCE AGREEMENT

Description of Project: _____

I certify that I have read all the applicable Architectural Control Committee (ACC) Specifications and Maintenance Specifications for the work I have been hired to perform, understand them, and I am able and will comply with them.

I understand that the Association's ACC, or their representative, will inspect all work I have done when completed.

I further understand that my failure to meet all stated requirements within the Specifications will result in my having to make any and all changes necessary to bring the work into compliance with the Specifications **at my own expense**, not that of the Owner for whom I am working.

I am providing my Certificate of Workers Compensation for the Association's files.

I am providing my Certificate of Liability Insurance for the Association's files, **with additional insured blanket endorsement, naming as additional insured:**

1. Seabreeze Management
26480 Aliso Viejo Pkwy. Suite #100
Aliso Viejo, CA 92656
And
2. Huntington Landmark Senior Adult Community
20880 Oakridge Lane
Huntington Beach, CA 92646

NOTE TO PLUMBER: IN MANY CASES FLOOR DRAINS MAY NOT BE RELOCATED WITHOUT FIRST DOING EXTENSIVE RESEARCH. SOME SLABS ARE POST-TENSION. A DETERMINATION OF THE UNIT IN WHICH YOU ARE WORKING MUST BE PERFORMED PRIOR TO ANY EXCAVATION/DEMOLOTION WORK BEING PERFORMED. CONTACT THE ACC FOR FURTHER INFORMATION. PLEASE REFER TO ADDITIONAL DOCUMENTATION ATTACHED RELATIVE TO SOME KNOWN VARIATIONS OF PHASE SLABS.

ALSO REFER TO IMPORTANT INFORMATION ABOUT RE-PIPING AND THE IMPORTANT USE OF A MOEN 1920 COVERPLATE WHEN WORKING WITH SHOWERS/TUBS IN THIS COMMUNITY.

Contractor's Signature and Date

Printed Name of Contractor, License Number, Phone Number

Contractor's Address, City, State, Zip

Owner's Signature and Date

Owner's Printed Name Owner's Address & Unit Number

**Use Permit Agreement
For Approved Alterations, Improvements and Equipment
To Common Area**

Page 1 of 2

Procedure: This Use Permit Agreement (UPA) is to be completed by the unit owner, signed and witnessed, and returned to the ACC.

Date

Owner Name

Owner Street Address

Unit #

City, State, Zip

List items to be covered by this UPA.

Per conditions of approval by the Association for the above, I am submitting this UPA, **signed & witnessed**, as requested.

I hereby certify that I, the undersigned, shall be responsible for the ongoing maintenance and proper care of the above listed item(s), made to the common area at the above address. As owner, I accept responsibility for any added costs in connection with exterior painting or maintenance of the common area caused by the existence of the approved item(s).

All major maintenance shall be performed by a licensed and insured contractor. I agree that I shall be responsible for the cost of repairing damage to the common area caused by my failure to properly maintain any and all of the item(s) listed above.

If any of the listed items should fall into disrepair, the Association shall have the right to require their removal and restoration of the common area within 45 days. If not removed in a timely or satisfactory manner, the Association shall have the right to take whatever action is necessary to complete the restoration of the common area at my expense.

It should be noted that if any portion of an improvement installed by a unit owner needs to be removed in the future in order to repair or maintain Association-owned property, such removal and any reinstallation of the owner-installed improvement shall be paid for by the unit owner.

If the Association is ever put in a position of defending any Liability claim arising from injury due to the item(s) listed above, or maintenance of them, I will personally assume any defense and pay all costs of said claim for Liability.

**Use Permit Agreement
For Approved Alterations, Improvements and Equipment
To Common Area**

Page 2 of 2

In the event that the property changes ownership, a Use Permit Agreement (like this one) shall be signed by the buyer prior to close of Escrow. If the prospective buyer does not wish to agree to the same conditions, I will have the items listed above removed at my expense and restore the common area to its original condition prior to close of Escrow.

As a condition of adding the items listed above, I will show proof of having a Condominium Homeowner's Insurance Policy that will cover the item(s) listed above and any changes due to their creation.

Signature of Owner & Date	Print Name
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Address	City, State, Zip
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Signature of ACC Member & Date

Architectural Control Committee (ACC) Specifications

Specification 6 Bathtub, Shower, Sink, Toilet Replacement December 30, 2013

GENERAL

This describes the requirements for installing a new bathtub, shower, sink or toilet in a unit. **If you are only switching out an old toilet or sink for a new one in the same location, no ACC approval is required. If you are changing out a bathtub or a shower or making changes to existing plumbing inside the wall or floor, ACC approval is required along with a Permit from the City of HB.**

Refer to the attached ACC Specification 1, Architectural Changes – General, for further information relative to all Architectural Change Requests and Contractor Requirements.

PROCEDURE

1. A properly executed Request for Architectural Change, including a detailed explanation clearly describing the proposed change(s), is to be submitted to the ACC, along with a unit floor plan clearly marked in a contrasting color and the manufacturer's brochure showing the replacement items.
2. All modifications to bathrooms that involve removal of the existing shower stall or bath enclosure, or changes to the existing plumbing inside the wall, or drains in the floor, require a HB Building Permit. This Permit must be obtained after receiving ACC Tentative Approval, submitted to the ACC and then you will receive a letter or authorization to begin construction.
3. **NOTE TO PLUMBER: IN MANY CASES, FLOOR DRAINS MAY NOT BE RELOCATED WITHOUT FIRST DOING EXTENSIVE RESEARCH. SOME SLABS ARE POST-TENSION. A DETERMINATION OF THE UNIT IN WHICH YOU ARE WORKING MUST BE PERFORMED PRIOR TO ANY EXCAVATION/DEMOLOTION WORK BEING PERFORMED. CONTACT THE ACC FOR FURTHER INFORMATION. PLEASE REFER TO ADDITIONAL DOCUMENTATION ATTACHED RELATIVE TO SOME KNOWN VARIATIONS OF PHASE SLABS.**
4. It is highly advised that no changes be made to bathrooms before you have re-piped your Unit with new copper plumbing. If re-piping has not already been done, it is highly possible that any changes you make now will have to be removed in the future when a slab leak occurs and the Unit must then be re-piped. If you are not sure if your Unit has already been re-piped, please contact the Management Office for relative information. You do not want to incur having to remove any work you do now in the future.
5. If you are replacing the original fiberglass shower or tub enclosure with a new enclosure, or you are replacing it with tile, **it is highly advised that you install a Moen 1920 Remodel Plate at this time.** This will allow corrections in the future to the shower/tub plumbing in the wall without having to remove tile or destroy whatever surround you are now installing to do so. These cover plates are in standard use throughout the community when Units are re-piped

Architectural Control Committee (ACC) Specifications

Specification 6 Bathtub, Shower, Sink, Toilet Replacement December 30, 2013

for just this reason. A brief description of the product is attached. Please contact the ACC for more information on this.

6. All work must be done by a licensed and insured contractor. The contractor must read the attached ACC Specification1, Architectural Changes – General, which lists all Association Rules and Regulations for contractors; and the owner needs to have the contractor sign the attached Contractor Acceptance Agreement, a copy of which must be supplied to the ACC.
7. The homeowner is responsible for all future maintenance and repairs of any future problems with, or caused by the installation, including replaced plumbing. The attached Use Permit (Non-Notarized) must be signed and given to the ACC for this purpose.

Architectural Control Committee (ACC) Specifications

Specification 6 Bathtub, Shower, Sink, Toilet Replacement December 30, 2013

BUILDING SLAB REINFORCEMENT

14-Jul-2013

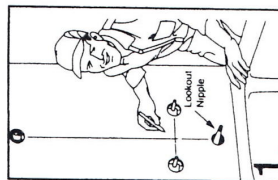
Phase	Reinforcement	Technical	Comments
MRA	None		Observation of 6" cores in Library
01	Wire mesh (assumed)	6" square mesh	Memory of repairs made 2-3 years ago
02	Wire mesh (assumed)	Same as Phase 1	Built at same time as Phase 1
03	Wire mesh w/rebar	6" square mesh w/rebar	Observation of an open slab in a Phase 3 unit
04	Wire mesh w/rebar (assumed)	Same as Phase 3	Built at the same time as Phase 3
05	Rebar	Crisscrossed rebar	Observation of an open slab in a Phase 5 unit
06	Rebar (assumed)	Same as Phase 5	Built at the same time as Phase 5
07	Post-tension cables	Crisscrossed cables	Observation of cable ends of a few units
08	Post-tension cables	Crisscrossed cables	Observation of cable ends at a few units
09	Post-tension cables	Crisscrossed cables	Observation of cable ends at a few units
10	Post-tension cables	Crisscrossed cables	Observation of cable ends at a few units
11	Post-tension cables	Crisscrossed cables	Observation of cable ends at a few units
12	Post-tension cables	Crisscrossed cables	Observation of cable ends at a few units
13	Post-tension cables	Crisscrossed cables	Observation of cable ends at a few units

COVER PLATE

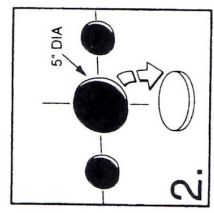
Dimensions: 13" long x 7-3/16" circle

The MOEN Cover Plate lets you remodel your bath. It converts old-fashioned 2 or 3 valve installations to a modern and convenient MOEN bath. It does this without costly wall repairs - no plastering or retiling is needed. Here's how it's done in a few easy steps.

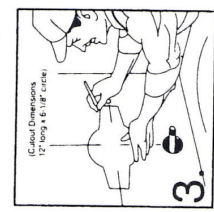
CAUTION: Always turn off both water supplies. Open the valve handles to insure a complete shut-off has been made.



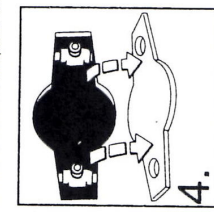
1.
Find the center of your installation. Use a straight edge or run string lines from the centers of the shower and toilet to intersect in the middle, and between the supplies. Mark the center.



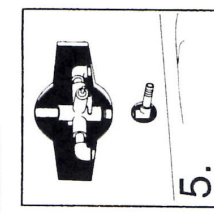
2.
Depending on the type of finished wall you have, it may be easier to access your plumbing from the rear. If you choose to do this, you may need to cut a hole in the wall. If you choose to cut your hole in the front, you may not be necessary to cut your hole to the entire template shape. You should only need to cut a 5" diameter hole in the finished wall.



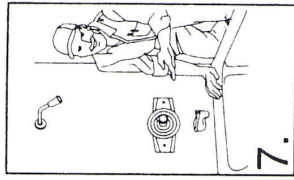
3.
If you choose to replace your plumbing from the front, center this template and mark the outline on the wall.



4.
Cut the wall on the scribed lines and remove the wall section. (Some types of finished walls may require special cutting tools). The existing plumbing should now be exposed.



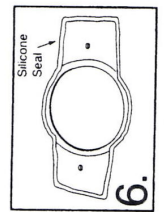
5.
Refer to the MOEN installation sheet supplied for advice: shower head and tub spout installation. Make sure the cartridge is centered in the wall opening. If possible, run plumbing lines so that the piping is not directly behind the cover plate mounting screw holes.



6.
Install the valve escutcheon, match with the cover plate, tighten all screws. Replace the handle.

NOTE: It may be necessary to cut the cover plate into pieces with both cutters if the piping interferes with the cover plate.

Place a bead of silicone sealant around entire perimeter of cover plate in the recess groove on back. Place the cover plate on the wall with the screws and toggles already assembled loosely. Position the toggles vertically so that they rest against the back of the wall. Tighten screws so that cover plate is flush with the wall. The cover plate must shift slightly to match the valve escutcheon.



MOEN
25300 Al Moen Drive
North Olmsted, OH 44070-8022 U.S.A.
Oakhurst, Ontario, Canada L5Y 1K7
CB0028 JAN '94

TOLL FREE HELP LINE
TORONTO:
(905) 875-2400
(416) 875-2400
1-800-845-5130
IN THE U.S.:
1-800-321-9836

Architectural Control Committee (ACC) Specifications

Specification 1 ARCHITECTURAL CHANGES - GENERAL October 15, 2013

THERE ARE MANY SEPARATE ACC SPECIFICATIONS FOR DIFFERENT TYPES OF CHANGES, SUCH AS BATHROOMS, EXTERNAL DOORS, WINDOWS, GAS APPLIANCE CHANGES TO VENTING, ETC. PLEASE REFER TO THOSE SEPARATE SPECIFICATIONS FOR UNIQUE REQUIREMENTS WHEN MAKING SUCH CHANGES WHICH HAVE NOT BEEN DUPLICATED IN THIS MORE GENERAL SPECIFICATION. AN APPLICATION FOR EACH TYPE OF CHANGE MUST BE SUBMITTED WHEN DOING THOSE CHANGES, MEETING THE UNIQUE REQUIREMENTS OF EACH.

GENERAL

The mission of the ACC is to maintain the architectural character and structural integrity of the Association's property as it was established by the original design. Due to this, it is necessary that construction methods, modifications, materials and colors used for changes affecting the common area be approved prior to being made. The setting of standards and the approval of requests for the proposed addition or alteration will assure a continuity of design and function which will help maintain appearance and enhance overall property values.

It should be noted that if any portion of an improvement installed by a unit owner needs to be removed in the future to repair or maintain Association-owned property, such removal and any reinstallation of the owner-installed improvement shall be paid for by the unit owner.

The purpose of this Specification is to communicate, in one document, general requirements that apply to all architectural changes covered in more detailed specifications which the ACC requires the Unit owners to follow.

It also contains a section listing Contractor Requirements applicable to all changes where a Contractor is used. This Contractor Requirements List (see Item 11, below) should be read by the Contractor, after which the owner should have the Contractor sign a Contractor Acceptance Agreement indicating his knowledge of and adherence to Association rules and regulations. If the owner is choosing to act as his own contractor, he shall sign a Contractor Acceptance Agreement himself, just as his independent, paid contractor would have done. **Work may not commence without written approval of the ACC.**

PROCEDURE

1. The following items, as they apply, must accompany each Request for Architectural Change presented to the ACC for approval of additions or modifications.
 - a. A unit floor plan is required showing location and dimensions of the proposed addition or alteration in red or another contrasting color. Unit floor plans are available at the Management Office. If the addition or alteration increases the living space (i.e., adding an atrium cover), a floor plan of the entire building must be included to evaluate the necessity for fire sprinklers. Drawings showing your building's exterior dimensions are also available at the Management Office.

Architectural Control Committee (ACC) Specifications

Specification 1 ARCHITECTURAL CHANGES - GENERAL October 15, 2013

- b. Any new construction must be identified with a drawing showing a top and side view of the proposed change or addition. Dimensions must be shown but need not be to scale. They should be prepared complete enough to give the ACC a clear idea of what you are proposing to do, i.e., scope of project.
- c. If the scope of the project is major construction, such as *making modifications to existing walls for windows or doors (which are not retro-fitted, using the existing framework)*, detailed construction drawings prepared by your contractor must be included with your package. **Modifications to walls and requesting removal of walls requires certification of a Board-Certified Structural Engineer to confirm and certify the status of the walls WITH A WET STAMP. FOR THE SPECIFIC CONDO UNIT FOR WHICH THIS APPLICATION IS MADE.**
The drawings must indicate the property address including unit number, name of owner, north arrow and a brief description of the work. All buildings, fences and other improvements, existing, new or proposed must be drawn in and shown. All dimensions of work to be considered, distances between the new work and the property lines must be shown.
- d. Depending on the scope of the project, a Huntington Beach Department of Planning & Building (HBPB) Permit may be required. Please refer to the ACC Approval and HB City Permit List. City permits for any work are not to be requested or pulled by owners prior to approval of your work by the ACC.
- e. The start and completion dates of the project.
- f. The name, license number, telephone number and address of the contractor scheduled to do the work; along with a completed and signed Contractor Acceptance Agreement (see attached).
- g. Appropriate ACC Specifications and Use Permits (if applicable) signed where necessary.
- h. Color samples and, on occasion, material samples.
- i. Indicate principle connections or details showing method of construction, particularly where touching common walls. This should be easily understood from your contractor's detailed drawings (see Item 1.c., above).
- j. Description of all materials used regarding weight and/or thickness.
- k. Method of installation or application of materials.
- l. List of materials and finishes.

Architectural Control Committee (ACC) Specifications

Specification 1 ARCHITECTURAL CHANGES - GENERAL October 15, 2013

2. The scope of some modifications, construction, or additions to the property may require the ACC to consult with an independent construction consultant. In these instances, a fee to the homeowner may be charged for the services. That person will meet with your contractor to review his engineering/construction drawings to ensure they meet the requirements of the Association. The consultant will also inspect your construction project while it is in progress to see that all requirements are being met, as well as perform a final inspection upon completion. This will ensure that any new construction meets Association requirements and will not cause the Association's property future maintenance problems. All future repair and maintenance of the new construction/alterations shall be the owner's responsibility.
3. In all cases, construction must be equal to, or better than the quality of existing construction.
4. The owner takes full responsibility for any damages or injury caused by said project. The owner also must ensure that the new construction meets Association requirements and will not cause future maintenance problems to the Association's property. All future repair and maintenance of the new construction, alterations or improvements shall be the owner's responsibility and at the owner's expense.
5. The owner is responsible for providing paint for their improvement and all adjacent exterior surfaces, if needed. The repainting of any exterior walls of buildings or other structures located on the property shall be subject to approval in writing from the ACC. Please refer to the Association's Maintenance Specifications (available at the Management Office) regarding painting for product and color standards.
6. In all cases, any modifications or additions shall conform to all current applicable engineering requirements as set forth by the California Building Code, the HB Building Code, and any other requirements of the HBBD.
7. Any existing venting or utility conduits may not be disturbed without written approval of the ACC.
8. As a condition of approval for some modifications, the applicant shall be required to sign a Use Permit Agreement for future maintenance issues, which will be kept in the owner's file in the Management Office.
9. Allow thirty (45) days for the ACC to review and respond to your request. However most applications are reviewed, and a decision made well within the CC&R allowed time period. In some instances, Tentative Approval may be given pending receipt of additional documents, such as a City Permit. Once the application has been approved, you will receive a letter stating you may proceed with construction. The improvement must be completed within 90 days.

Architectural Control Committee (ACC) Specifications

Specification 1 ARCHITECTURAL CHANGES - GENERAL October 15, 2013

10. At the time you are notified you may proceed with construction, you will receive an Architectural Change Notice of Completion Form, (they are also available at the Management Office) which should be completed and returned to the Management Office within ten (10) days of your project completion, along with a copy of the HBPB's final approval on your Building Permit, if one was required for your project. After receiving your Notice of Completion (and final approval of your Building Permit, if required), the ACC will make arrangements with you to do a final inspection to close out the project file. (In the case of major construction, this final inspection will be done by the independent construction consultant mentioned above.) After final inspection, a Final Approval Letter will be sent to you and maintained in your owner's file in the Management Office.

11. The following items are all **Contractor Requirements** and should be read by the contractor. The owner is to have the contractor sign a Contractor Acceptance Agreement (attached) indicating they have read them and will abide by them.
 - a. The Supervisor, or Foreman, shall sign in at the Management Office each time they are on site.
 - b. A copy of the appropriate ACC Specifications, ACC Approval Letter and the HB Building Permits must be kept available on the job site throughout the project.
 - c. All trash and materials generated at the time of the project must be transported from Huntington Landmark property by the contractor. Material may not be disposed of in the Association's trash containers. The owner is responsible for all costs of removing such material if it is found in Association trash containers.
 - d. The term "contractor" shall include their employees, agents, subcontractors and suppliers or any other person under their cognizance. There must be an English-speaking supervisor on-site always.
 - e. All work is to be performed by a licensed, insured contractor per California law. Any exceptions are to be determined by the ACC.
 - f. Work time is Monday through Saturday, 7:30 a.m. until 6:00 p.m., unless there is an emergency.
 - g. No loud unnecessary noise, no radios or boom boxes. Be considerate of neighbors.
 - h. Safety cones, yellow tape or any other precautions are to be used where necessary.
 - i. Suitable clothing or uniforms are to be worn always.
 - j. Construction site shall be left clean each day.

Architectural Control Committee (ACC) Specifications

Specification 1 ARCHITECTURAL CHANGES - GENERAL October 15, 2013

- k. Construction items, such as sand, cement and dirt, shall not be placed on streets, walkways or grass without protective under covers.
12. Parking restrictions, fire lanes and speed restrictions shall be respected always. Contractors are to park on the street, not in owner parking spaces adjacent to the garages. Please see Security Personnel at the Atlanta Gate if you are not sure where to park.
- a. NO signs advertising the contractor shall be posted at any time.
 - b. All contractor vehicles will be clearly identified with signage indicating to whom they belong and will have a dashboard permit issued by the Atlanta Gate Security Personnel.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/01/2020

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 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 COMPANY NAME ADDRESS PHONE	CONTACT NAME: INSURER		
	PHONE (A/C, No, Ext): XXX-XXX-XXXX	FAX (A/C, No): XXX-XXX-XXXX	
	E-MAIL ADDRESS: person@email.com		
INSURED CONTRACTOR INFORMATION ADDRESS PHONE	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : CARRIER NAME		XXXX
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

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	ADDITIONAL INSURER	SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input type="checkbox"/> OCCUR	X		Policy # xxxxxxxx	05/01/2020	12/31/2020	EACH OCCURRENCE \$ X000000.00
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ X00000.00				
	AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						BODILY INJURY (Per person) \$
X	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/>	N/A	Policy#XXXXXXXXXX	01/01/2020	12/31/2020	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
							E.L. EACH ACCIDENT \$ X000000.00
							E.L. DISEASE - EA EMPLOYEE \$ X000000.00
							E.L. DISEASE - POLICY LIMIT \$ X000000.00

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

CERTIFICATE HOLDER **CANCELLATION**

Seabreeze Management 26840 Aliso Viejo Parkway Suite 100 Aliso Viejo, CA 92656	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 Rep. Signature



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/01/2020

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 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 COMPANY NAME ADDRESS PHONE	CONTACT INSURER PHONE (A/C, No, Ext): XXX-XXX-XXXX		FAX (A/C, No): XXX-XXX-XXXX
	E-MAIL ADDRESS: person@email.com		
INSURED CONTRACTOR INFORMATION ADDRESS PHONE	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : CARRIER NAME		XXXX
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			NAIC #

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	ADDITIONAL INSURER	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <hr/> GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	X		Policy # xxxxxxxx	05/01/2020	12/31/2020	EACH OCCURRENCE \$ X000000.00
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ X00000.00						
							MED EXP (Any one person) \$ X00000.00
							PERSONAL & ADV INJURY \$ X000000.00
							GENERAL AGGREGATE \$ X000000.00
							PRODUCTS - COMP/OP AGG \$ X000000.00
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
X	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	Policy#XXXXXXXXXX	01/01/2020	12/31/2020	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ X000000.00 E.L. DISEASE - EA EMPLOYEE \$ X000000.00 E.L. DISEASE - POLICY LIMIT \$ X000000.00

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

CERTIFICATE HOLDER Huntington Landmark 20880 Oakridge Lane Huntington Beach, CA 92646	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 Rep. Signature
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ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – AUTOMATIC STATUS WHEN REQUIRED IN CONSTRUCTION AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

- 1. Required by the contract or agreement you have entered into with the additional insured; or
- 2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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