

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

FLORIDA DECLARATIONS PAGE

Insured's Name: The Hammocks Community Association, Inc

Policy #: B1180D250028/1062BS
B1180D242051/578BS
B1180D251080/630BS
B1180D251200/486BS
B1180D251926/514BS
B1180D251712/509BS
B1180D251758/1089
B1180D251121/246BS
MBSU000254-01

Policy Dates: From: Fri Aug 22 2025 To: Wed Jan 06 2027

Surplus Lines Agent's Name: David Timothy O'Keeffe

Surplus Lines Agent's Physical Address: 2 Oakwood Boulevard, Hollywood, FL, USA

Surplus Lines Agent's License #: P082520

Producing Agent's Name: JAMES D RUDD - JOHN GALT INSURANCE AGCY CORP

Producing Agent's Physical Address: 2255 Glades Rd Suite 240W, Boca Raton, Florida 33431

Policy Premium: USD 137,453.00

Policy Fee: USD 1,000.00

Provider Fee: 1,925.00

Stamping Fee: USD 84.23

Tax: USD 6,934.67

EMPA Surcharge: USD 4.00

Citizen's Assessment:

FHCF Assessment:

X	THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.
	THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

FLORIDA SURPLUS LINES NOTICE (GUARANTY ACT)

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

LMA9037
01 September 2013

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

FLORIDA SURPLUS LINES NOTICE (RATES AND FORMS)

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

LMA9038

01 September 2013

CERTIFICATE PROVISIONS CLAUSE

This Insurance is effected with Underwriters at Lloyd's, London and Hamilton Insurance DAC and Evanston Insurance Company.

This Certificate is issued in accordance with the limited authorization granted to the Correspondent by certain Underwriters at Lloyd's, London whose syndicate numbers and the proportions underwritten by them can be ascertained from the office of the said Correspondent and Hamilton Insurance DAC and Evanston Insurance Company (such Underwriters being hereinafter called "Underwriters") and in consideration of the premium specified herein, Underwriters hereby bind themselves severally and not jointly, each for his own part and not one for another, their Executors and Administrators.

The Assured is requested to read this Certificate, and if it is not correct, return it immediately to the Correspondent for appropriate alteration.

All inquiries regarding this Certificate should be addressed to the following Correspondent:

Hull & Company, LLC - Ft. Lauderdale
2 Oakwood Blvd., Ste 100, Hollywood, FL, 33020

CERTIFICATE PROVISIONS

1. **Signature Required.** This Certificate shall not be valid unless signed by the Correspondent on the attached Declaration Page.
2. **Correspondent Not Insurer.** The Correspondent is not an Insurer hereunder and shall not be liable for any loss or claim whatsoever. The Insurers hereunder are those Underwriters at Lloyd's, London whose syndicate numbers can be ascertained as hereinbefore set forth and Hamilton Insurance DAC and Evanston Insurance Company.
3. **Cancellation.** If this Certificate provides for cancellation and this Certificate is cancelled after the inception date, earned premium must be paid for the time the insurance has been in force.
4. **Service of Suit.** It is agreed that in the event of the failure of Underwriters to pay any amount claimed to be due hereunder, Underwriters, at the request of the Assured, will submit to the jurisdiction of a Court of competent jurisdiction within the United States. Nothing in this Clause constitutes or should be understood to constitute a waiver of Underwriters' rights to commence an action in any Court of competent jurisdiction in the United States, to remove an action to a United States District Court, or to seek a transfer of a case to another Court as permitted by the laws of the United States or of any State in the United States. It is further agreed that service of process in such suit may be made upon the firm or person named in the 'Service of Suit' item on the attached Declaration page, and that in any suit instituted against any one of them upon this contract, Underwriters will abide by the final decision of such Court or of any Appellate Court in the event of an appeal.

The Service of Suit Designee named on the Declarations Page is authorized and directed to accept service of process on behalf of Underwriters in any such suit and/or upon request of the Assured to give a written undertaking to the Assured that they will enter a general appearance upon Underwriters' behalf in the event such a suit shall be instituted.

Further, pursuant to any statute of any state, territory or district of the United States which makes provision therefor, Underwriters hereby designate the Superintendent, Commissioner or Director of Insurance or other officer specified for that purpose in the statute, or his successor or successors in office, as their true and lawful attorney upon whom may be served any lawful process in any action, suit or proceeding instituted by or on behalf of the Assured or any beneficiary hereunder arising out of this contract of insurance, and hereby designate the above-mentioned as the person to whom the said officer is authorized to mail such process or a true copy thereof.
5. **Assignment.** This Certificate shall not be assigned either in whole or in part without the written consent of the Correspondent endorsed hereon.
6. **Attached Conditions Incorporated.** This Certificate is made and accepted subject to all the provisions, conditions and warranties set forth herein, attached or endorsed, all of which are to be considered as incorporated herein.
7. **Claims.** All claims and other enquiries shall be addressed to the Correspondent or the nominated Claim Notification party as detailed with the Schedule/Declaration Page

- 8. Short Rate Cancellation.** If the attached provisions provide for cancellation, the table below will be used to calculate the short rate proportion of the premium when applicable under the terms of cancellation.

Short Rate Cancellation Table For Term of One Year.

Days Insurance in Force	Per Cent of one year Premium	Days Insurance in Force	Per Cent of one year Premium	Days Insurance in Force	Per Cent of one year Premium	Days Insurance in Force	Per Cent of one year Premium
1	5%	66 - 69	29%	154 - 156	53%	256 - 260	77%
2	6	70 - 73	30	157 - 160	54	261 - 264	78
3 - 4	7	74 - 76	31	161 - 164	55	265 - 269	79
5 - 6	8	77 - 80	32	165 - 167	56	270 - 273 (9 mos)	80
7 - 8	9	81 - 83	33	168 - 171	57	274 - 278	81
9 - 10	10	84 - 87	34	172 - 175	58	279 - 282	82
11 - 12	11	88 - 91 (3 mos)	35	176 - 178	59	283 - 287	83
13 - 14	12	92 - 94	36	179 - 182 (6 mos)	60	288 - 291	84
15 - 16	13	95 - 98	37	183 - 187	61	292 - 296	85
17 - 18	14	99 - 102	38	188 - 191	62	297 - 301	86
19 - 20	15	103 - 105	39	192 - 196	63	302 - 305 (10 mos)	87
21 - 22	16	106 - 109	40	197 - 200	64	306 - 310	88
23 - 25	17	110 - 113	41	201 - 205	65	311 - 314	89
26 - 29	18	114 - 116	42	206 - 209	66	315 - 319	90
30 - 32 (1 mos)	19	117 - 120	43	210 - 214 (7 mos)	67	320 - 323	91
33 - 36	20	121 - 124 (4 mos)	44	215 - 218	68	324 - 328	92
37 - 40	21	125 - 127	45	219 - 223	69	329 - 332	93
41 - 43	22	128 - 131	46	224 - 228	70	333 - 337 (11 mos)	94
44 - 47	23	132 - 135	47	229 - 232	71	338 - 342	95
48 - 51	24	136 - 138	48	233 - 237	72	343 - 346	96
52 - 54	25	139 - 142	49	238 - 241	73	347 - 351	97
55 - 58	26	143 - 146	50	242 - 246 (8 mos)	74	352 - 355	98
59 - 62 (2 mos)	27	147 - 149	51	247 - 250	75	356 - 360	99
63 - 65	28	150 - 153 (5 mos)	52	251 - 255	76	361 - 365 (12 mos)	100

Rules applicable to insurance with terms less than or more than one year:

- A. If insurance has been in force for one year or less, apply the short rate table for annual insurance to the full annual premium determined as for insurance written for a term of one year.
- B. If insurance has been in force for more than one year:
 1. Determine full annual premium as for insurance written for a term of one year.
 2. Deduct such premium from the full insurance premium, and on the remainder calculate the pro rata earned premium on the basis of the ratio of the length of time beyond one year the insurance has been in force to the length of time beyond one year for which the policy was originally written.
 3. Add premium produced in accordance with items (1) and (2) to obtain earned premium during full period insurance has been in force.

- 9. Complaints:** All complaints must be referred in the first instance to the Correspondent.

Hull & Company, LLC - Ft. Lauderdale Complaints Procedure

How to make a complaint: Should you wish to make a complaint against Hull & Company, LLC - Ft. Lauderdale [A complaint is any written communication where there is an expression of dissatisfaction with an insurance product or service], you may do so at any time by referring the matter to:

Hull & Company, LLC - Ft. Lauderdale,
 2 Oakwood Blvd., Ste 100, Hollywood, FL,
 33020

Compliance Officer: Catie Brugman
 Telephone Number:
 Email: catie.brugman@hullco.com

Hull & Company, LLC - Ft. Lauderdale's Commitment to Customers

Hull & Company, LLC - Ft. Lauderdale are committed to handing all customers complaints received promptly, fairly and in line with regulatory guidelines.

In the event that you remain dissatisfied with the way your complaint has been handled, you may refer the matter to the Complaints team at Lloyd's. Their address is:

Complaints,

Lloyd's,

One Lime Street,

London, EC3M 7HA

Tel No: +44 (0)20 7327 5693

Fax No: +44 (0)20 7327 5225

Email: InternationalComplaints@lloyds.com

Website: <https://www.lloyds.com>

At any time if you are dissatisfied with the way your complaint has been handled, you may refer the matter to your State Department of Insurance

and

The Complaints Department, Hamilton Insurance DAC, Level 3, 8 Fenchurch Place, London, EC3M 4AJ, UK, +44 (0)20 7337 4400, www.hamiltongroup.com / Email: HIDACcomplaints@hamiltongroup.com
and

- 10.** Lloyd's is Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Hamilton Insurance DAC is authorised by Central Bank of Ireland (CBI), North Wall Quay, Spencer Dock, 11517 Dublin 1, Republic of Ireland. www.centralbank.ie

Evanston Insurance Company is authorised by

Certificate Number: B1180D250028/1062BS (15%),
B1180D242051/578BS (10%), B1180D251080/630BS (10%),
B1180D251200/486BS (10%), B1180D251926/514BS (10%),
B1180D251712/509BS (15%), B1180D251758/1089 (5%),
B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

This Declaration Page is attached to and forms part of certificate provisions.

Previous #	B1180D241080/385BSB1180D241200/278BSB1180D241926/321BSB1180D241712/1617B1180D241121/217BSB1180D241748/644B1180D240028/594BSB1180D241758/639	Authority Ref#	B1180D250028 (15%) B1180D242051 (10%) B1180D251080 (10%) B1180D251200 (10%) B1180D251926 (10%) B1180D251712 (15%) B1180D251758 (5%) B1180D251121 (20%) B1180D253000 (5%)	Certificate #	B1180D250028/1062BS B1180D242051/578BS B1180D251080/630BS B1180D251200/486BS B1180D251926/514BS B1180D251712/509BS B1180D251758/1089 B1180D251121/246BS MBSU000254-01
------------	---	----------------	--	---------------	---

Name and address of the Assured:

The Hammocks Community Association, Inc
9020 Hammocks Boulevard, Miami, FL 33196

Agency Name and Address:

JAMES D RUDD
Licence Number: A227876
JOHN GALT INSURANCE AGCY CORP
2255 Glades Rd Suite 240W, Boca Raton, Florida 33431

Effective from Fri Aug 22 2025 to Wed Jan 06 2027 (Period: 12 months)

Both days at 12.01a.m. Local Standard Time at the location of the Insured Premises.

Insurance is effective with		Percentage
Underwriters at Lloyd's, London	One Lime Street, London, EC3M 7HA	85.00000%
Hamilton Insurance DAC	Level 3, 8 Fenchurch Place, London, EC3M 4AJ	10.00000%
Evanston Insurance Company	4521 Highwoods Parkway, Deerfield IL 60015	5.00000%

Total Values Declared USD 4,323,756

Coverage

Premium for our share
Order Hereon: 100% of 100%

Buildings	USD 2,682,846	As per Causes of Loss Special Form CP 10 30 10 12 including Named Windstorm and Hail but excluding Earthquake and Flood as more fully described elsewhere herein	(annual)	
Business Personal Property	USD 100,000		Premium	USD 136,631.00
maintenance sheds	USD 8,700		Equipment Breakdown	USD 822.00
Loggia	USD 54,800		Premium	
Shelter (2)	USD 6,100		Provider Fee	USD 1,925.00
Railings & Fences	USD 14,500		Policy Fee	USD 1,000.00
Walls and Plants	USD 16,100		Surplus Lines Tax	USD 6,934.67
Gates	USD 3,200		Stamping Fee	USD 84.23
Identification Sign	USD 6,800		EMPA Fee	USD 4.00
Swimming Pool	USD 78,000		TOTAL	USD 147,400.90
Pool equipment	USD 18,400			
pool	USD 310,000			
pool equipment	USD 80,690			
Kiddie pool	USD 28,300			
pool patio	USD 157,200			
patio fencing	USD 44,800			
trash enclosure	USD 8,600			
area lighting (3)	USD 8,100			
area lighting (6)	USD 7,260			
Pool Equipment	USD 4,100			
Pool Patio	USD 68,800			
Basketball Courts(2)	USD 63,000			
Basketball Goals (4)	USD 8,200			
Sports Courts Fencing	USD 13,900			

Certificate Number: B1180D250028/1062BS (15%),
 B1180D242051/578BS (10%), B1180D251080/630BS (10%),
 B1180D251200/486BS (10%), B1180D251926/514BS (10%),
 B1180D251712/509BS (15%), B1180D251758/1089 (5%),
 B1180D251121/246BS (20%), MBSU000254-01 (5%)
 Name Insured: The Hammocks Community Association, Inc

Sport Court Lighting (4)	USD 8,400
Patio walls & planters	USD 18,200
tot lot equipment	USD 11,800
identification Sign and wall (2)	USD 19,800
Area Lighting (6)	USD 7,100
Tennis Courts (2)	USD 60,800
Tennis Courts Fencing	USD 14,400
Identification Sign	USD 21,000
Entry monument	
Decorative Wall and Columns (2)	USD 20,200
Gazebos(s)	USD 29,200
colonnade	USD 97,000
fountain	USD 14,000
masonry walls	USD 21,000
Fencing	USD 13,700
patio fence	USD 8,500
tennis courts (2)	USD 60,800
tennis court fencing	USD 14,400
tennis court lighting	USD 8,400
Racquet Ball Court(2)	USD 42,800
Racquet Ball Court	USD 9,900
Fencing	
Racquet Ball Court	USD 4,600
Lighting	
Perimeter Walls/Sign	USD 9,400
Are Lighting (12)	USD 15,960
Ordinance or Law	As per Attached Schedule

(Order Hereon: 100% of 100% being USD4,323,756
 for our share)

Location 1: 9020 Hammocks Boulevard, Miami, Florida 33196, United States
 Location 2: 9250 Hammocks Boulevard, Miami, Florida 33196, United States
 Location 3: 10790 Southwest 157th Avenue, Miami, Florida 33196, United States
 Location 4: 159 Southwest 112th Avenue, Miami, Florida 33174, United States
 Location 5: 11450 Southwest 147th Avenue, Miami, Florida 33196, United States

Deductibles:

Loc#: 1	Bldg#: 1	USD 2,500 each and every occurrence
		1% each and every occurrence in respect of All Other Wind Hail
		5% each and every occurrence in respect of Named Storm
	Bldg#: 2	USD 2,500 each and every occurrence
	Bldg#: 3	USD 2,500 each and every occurrence
	Bldg#: 4	USD 2,500 each and every occurrence
	Bldg#: 5	USD 2,500 each and every occurrence
	Bldg#: 6	USD 2,500 each and every occurrence
	Bldg#: 7	USD 2,500 each and every occurrence
	Bldg#: 8	USD 2,500 each and every occurrence
Loc#: 2	Bldg#: 1	USD 2,500 each and every occurrence
		1% each and every occurrence in respect of All Other Wind Hail
		5% each and every occurrence in respect of Named Storm
	Bldg#: 2	USD 2,500 each and every occurrence
		1% each and every occurrence in respect of All Other Wind Hail
		5% each and every occurrence in respect of Named Storm
	Bldg#: 3	USD 2,500 each and every occurrence
		1% each and every occurrence in respect of All Other Wind Hail
		5% each and every occurrence in respect of Named Storm
	Bldg#: 4	USD 2,500 each and every occurrence
	Bldg#: 5	USD 2,500 each and every occurrence

Certificate Number: B1180D250028/1062BS (15%),
 B1180D242051/578BS (10%), B1180D251080/630BS (10%),
 B1180D251200/486BS (10%), B1180D251926/514BS (10%),
 B1180D251712/509BS (15%), B1180D251758/1089 (5%),
 B1180D251121/246BS (20%), MBSU000254-01 (5%)
 Name Insured: The Hammocks Community Association, Inc

Loc#: 3	Bldg#: 6	USD 2,500 each and every occurrence
	Bldg#: 7	USD 2,500 each and every occurrence
	Bldg#: 8	USD 2,500 each and every occurrence
	Bldg#: 9	USD 2,500 each and every occurrence
	Bldg#: 10	USD 2,500 each and every occurrence
Loc#: 3	Bldg#: 1	USD 2,500 each and every occurrence 1% each and every occurrence in respect of All Other Wind Hail 5% each and every occurrence in respect of Named Storm
	Bldg#: 2	USD 2,500 each and every occurrence 1% each and every occurrence in respect of All Other Wind Hail 5% each and every occurrence in respect of Named Storm
	Bldg#: 3	USD 2,500 each and every occurrence
	Bldg#: 4	USD 2,500 each and every occurrence
	Bldg#: 5	USD 2,500 each and every occurrence
Loc#: 4	Bldg#: 6	USD 2,500 each and every occurrence
	Bldg#: 7	USD 2,500 each and every occurrence
	Bldg#: 8	USD 2,500 each and every occurrence
	Bldg#: 9	USD 2,500 each and every occurrence
	Bldg#: 10	USD 2,500 each and every occurrence
Loc#: 4	Bldg#: 11	USD 2,500 each and every occurrence
	Bldg#: 12	USD 2,500 each and every occurrence
	Bldg#: 13	USD 2,500 each and every occurrence
	Bldg#: 14	USD 2,500 each and every occurrence
	Bldg#: 15	USD 2,500 each and every occurrence
Loc#: 5	Bldg#: 16	USD 2,500 each and every occurrence
	Bldg#: 1	USD 2,500 each and every occurrence 1% each and every occurrence in respect of All Other Wind Hail 5% each and every occurrence in respect of Named Storm
	Bldg#: 2	USD 2,500 each and every occurrence
	Bldg#: 3	USD 2,500 each and every occurrence
	Bldg#: 4	USD 2,500 each and every occurrence
Loc#: 5	Bldg#: 5	USD 2,500 each and every occurrence
	Bldg#: 6	USD 2,500 each and every occurrence
	Bldg#: 1	USD 2,500 each and every occurrence 1% each and every occurrence in respect of All Other Wind Hail 5% each and every occurrence in respect of Named Storm
	Bldg#: 2	USD 2,500 each and every occurrence 1% each and every occurrence in respect of All Other Wind Hail 5% each and every occurrence in respect of Named Storm
	Bldg#: 3	USD 2,500 each and every occurrence
Loc#: 5	Bldg#: 4	USD 2,500 each and every occurrence
	Bldg#: 5	USD 2,500 each and every occurrence
	Bldg#: 6	USD 2,500 each and every occurrence
	Bldg#: 7	USD 2,500 each and every occurrence
	Bldg#: 8	USD 2,500 each and every occurrence
Loc#: 5	Bldg#: 9	USD 2,500 each and every occurrence
	Bldg#: 10	USD 2,500 each and every occurrence
	Bldg#: 11	USD 2,500 each and every occurrence
	Bldg#: 12	USD 2,500 each and every occurrence
	Bldg#: 13	USD 2,500 each and every occurrence
Loc#: 5	Bldg#: 14	USD 2,500 each and every occurrence
	Bldg#: 15	USD 2,500 each and every occurrence
	Bldg#: 16	USD 2,500 each and every occurrence
	Bldg#: 17	USD 2,500 each and every occurrence

Forms and Endorsements:

Conditions:

Basis of Valuation: As more fully stated within the attached Commercial Property Insurance Schedule.

Co-Insurance: None

CF 150	Commercial Property Coverage Part Declarations
CP 00 10 10 12	Building and Personal Property Coverage Form
CP 00 38 10 12	Discharge From Sewer, Drain Or Sump (Not Flood-Related) (Sublimit: USD 50,000)
CP 00 90 07 88	Commercial Property Conditions

Certificate Number: B1180D250028/1062BS (15%),
 B1180D242051/578BS (10%), B1180D251080/630BS (10%),
 B1180D251200/486BS (10%), B1180D251926/514BS (10%),
 B1180D251712/509BS (15%), B1180D251758/1089 (5%),
 B1180D251121/246BS (20%), MBSU000254-01 (5%)
 Name Insured: The Hammocks Community Association, Inc

CP 01 25 06 95	Florida Changes
CP 02 99 06 07	Cancellation Changes
CP 03 25 10 12	Named Storm Percentage Deductible
CP 04 05 10 12	Ordinance or Law Coverage
CP 10 30 10 12	Causes of Loss - Special Form
CP 12 18 06 07	Loss Payable Provisions
HISCPTLEP	Total Loss Earned Premium Clause
IL 00 17 11 98	Common Policy Conditions
IL 02 55 02 12	Florida Changes - Cancellation and Nonrenewal
LMA 3100A	Sanctions Limitation Clause
LMA 5019	Asbestos Endorsement
LMA 5020B	Service of Suit Clause (U.S.A.)
LMA 5021A	Applicable Law (U.S.A.)
LMA 5062	Fraudulent Claim Clause
LMA 5096 (Combined Certificate)	Several Liability Clause
LMA 5390	U.S. Terrorism Risk Insurance Act of 2002 As Amended Not Purchased Clause
LMA 5393	Communicable Disease Endorsement
LMA 5400	Property Cyber And Data Endorsement
LMA 9037	Florida Surplus Lines Notice (Guaranty Act)
LMA 9038	Florida Surplus Lines Notice (Rates And Forms)
NMA 1168 (amended)	Small Additional or Return Premiums Clause (U.S.A.) Claim Notification Clause (U.S.A.) Conformity Clause Florida Declarations Page Hamilton Insurance DAC Data Privacy Notice Minimum Earned Premium Definition Endorsement (25 %) Named Windstorm Definition Endorsement USA Hurricane Minimum Earned Premium Endorsement WEH Plumbing Conditions WEH Wiring Warranty
EBDEC(07-15)	Equipment Breakdown Coverage Form Declarations
EB002(07-15)	Equipment Breakdown Coverage Form
Exclusions:	
CP 01 75 07 06	Exclusion Of Loss Due To Virus Or Bacteria
IL 09 35 07 02	Exclusion of Certain Computer-Related Losses
LMA 5018	Microorganism Exclusion (Absolute)
NMA 1191	Radioactive Contamination Exclusion Clause - Physical Damage - Direct (U.S.A.)
NMA 2340	Seepage And Pollution, Land, Air Water Exclusion And Debris Removal Endorsement
NMA 2802	Electronic Date Recognition Exclusion (EDRE)
NMA 2918	War and Terrorism Exclusion Endorsement
NMA 2962	Biological Or Chemical Materials Exclusion
	Business Personal Property in the Open Exclusion
CDE2018	Cosmetic Damage Exclusion Endorsement
	Flood Exclusion
	Pre Existing Condition Exclusion
Loss Payee(s):	Please see the attached Commercial Property Insurance Schedule
Service of Suit Designee:	Insurer(s): Lloyd's Syndicates., Lloyd's America Inc., Attention: Legal Department, 280 Park Avenue, East Tower, 25th Floor, New York, NY 10017 Insurer: Convex., Locke Lord LLP,

Certificate Number: B1180D250028/1062BS (15%),
B1180D242051/578BS (10%), B1180D251080/630BS (10%),
B1180D251200/486BS (10%), B1180D251926/514BS (10%),
B1180D251712/509BS (15%), B1180D251758/1089 (5%),
B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

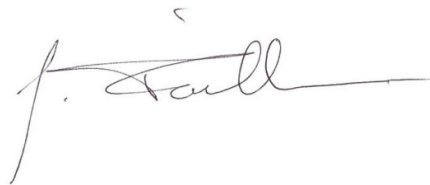
200 Vesey Street, 20th Floor, New York, NY 10281 Insurer: Hamilton Insurance DAC:, Mendes & Mount, 750 7th Avenue, New York, NY 10019 6829 Insurer: Dale Dual MGU Limited:, Wilkie Farr & Gallagher LLP, 787 Seventh Avenue, New York, NY 10019-6829																													
Subjectivities:	Underwriters require an inspection report including building valuation (at the Insured's expense) which is to be agreed and accepted by the underwriters within 45 days of inception. Failure to comply with this requirement and/or the information contained in the inspection report does not concur with the original information supplied may result in the Insured incurring additional charges, alteration of the terms/conditions or ultimately the termination/cancellation of this insurance. It is the responsibility of the Insured to provide this report within the time frame set by Underwriters.																												
US Classification:	Surplus Lines naming:	David Timothy O'Keeffe 2 Oakwood Boulevard, Hollywood, FL, USA Florida License #: P082520																											
Claim Notification:	American Claims Management, Inc PO Box 9060, Carlsbad, CA 92019 Email: newlossescl@acmclaims.com Tel: 001-877-777-6440																												
Security:	Order Hereon: 100% of 100% Authority Ref. D250028 – Order: 15% <table border="0"> <tr> <td>100.00000%</td> <td>33</td> <td>HIS</td> </tr> <tr> <td>100.00000%</td> <td></td> <td></td> </tr> </table> Authority Ref. D242051 – Order: 10% <table border="0"> <tr> <td>50.00000%</td> <td>4020</td> <td>ARK</td> </tr> <tr> <td>50.00000%</td> <td>2003</td> <td>XLC</td> </tr> <tr> <td>100.00000%</td> <td></td> <td></td> </tr> </table> Authority Ref. D251080 – Order: 10% <table border="0"> <tr> <td>100.00000%</td> <td>Hamilton Insurance DAC</td> <td></td> </tr> <tr> <td>100.00000%</td> <td></td> <td></td> </tr> </table> Authority Ref. D251200 – Order: 10% <table border="0"> <tr> <td>100.00000%</td> <td>1886</td> <td>QBE</td> </tr> <tr> <td>100.00000%</td> <td></td> <td></td> </tr> </table>		100.00000%	33	HIS	100.00000%			50.00000%	4020	ARK	50.00000%	2003	XLC	100.00000%			100.00000%	Hamilton Insurance DAC		100.00000%			100.00000%	1886	QBE	100.00000%		
100.00000%	33	HIS																											
100.00000%																													
50.00000%	4020	ARK																											
50.00000%	2003	XLC																											
100.00000%																													
100.00000%	Hamilton Insurance DAC																												
100.00000%																													
100.00000%	1886	QBE																											
100.00000%																													

Certificate Number: B1180D250028/1062BS (15%),
B1180D242051/578BS (10%), B1180D251080/630BS (10%),
B1180D251200/486BS (10%), B1180D251926/514BS (10%),
B1180D251712/509BS (15%), B1180D251758/1089 (5%),
B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

Authority Ref. D251926 – Order: 10%		
100.00000%	1225	AES
100.00000%		
Authority Ref. D251712 – Order: 15%		
50.00000%	1856	ACS
50.00000%	457	MRS
100.00000%		
Authority Ref. D251758 – Order: 5%		
100.00000%	2010	MMX
100.00000%		
Authority Ref. D251121 – Order: 20%		
100.00000%	2001	AML
100.00000%		
Authority Ref. D253000 – Order: 5%		
100.00000%	Evanston Insurance Company	
100.00000%		
Correspondents name and address:	Hull & Company, LLC - Ft. Lauderdale 2 Oakwood Blvd., Ste 100, Hollywood, FL, 33020	

In witness whereof this certificate has been signed on 21st day of August, 2025

By



Authorized Signatory
Joe Failla – Hull St. Pete

Commercial Property Insurance Schedule: The Hammocks Community Association, Inc

Premises	Interests	Occupancy	Building	Updates	Ordinance or Law	Policy Form	Co-Insurance	Covered Perils	Limits	Loss Payees	Composite Building Rate (%)
[1-1] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Buildings (USD): 1,295,302 – Agreed Value Roof Basis: Agreed Value Business Personal Property (USD): 100,000 – Replacement Cost Value – Excluding Stock Total Interests (USD): 1,395,302	Multi-Family Dwelling, Condominiums Association (Multi-Family Dwelling - Condominiums Association) (42)	Construction: Joisted Masonry Year Built / Total Roof Replacement: 1982 / 2015 Square Footage: 9,230 Number of Stories: 1 Protection Class: 4 Roof Shape: Gable	Roof Complete: 2015 Plumbing Complete: 2015 Electrics Complete: 2015 Heating Complete: 2015	Coverage A: USD 1,295,302 Coverage BC: 20%	Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.	David M. Gersten and law firm of Gordon Rees Scully Mansukhani LLP – 100 SE Second Street Suite 3900, Miami, FL 33131 (Clause C)	3.16
[1-2] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: maintenance sheds; Custom Interest Limit (USD): 8,700 – Agreed Value Total Interests (USD): 8,700	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[1-3] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: Loggia; Custom Interest Limit (USD): 54,800 – Agreed Value Total Interests (USD): 54,800	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[1-4] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: Shelter (2); Custom Interest Limit (USD): 6,100 – Agreed Value Total Interests (USD): 6,100	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[1-5] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: Railings & Fences; Custom Interest Limit (USD): 14,500 – Agreed Value Total Interests (USD): 14,500	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[1-6] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: Walls and Plants; Custom Interest Limit (USD): 16,100 – Agreed Value Total Interests (USD): 16,100	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[1-7] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: Gates; Custom Interest Limit (USD): 3,200 – Agreed Value Total Interests (USD): 3,200	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[1-8] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: Identification Sign; Custom Interest Limit	(0)	Construction: Year Built: Square Footage:			Special	None	AOP: USD 2,500 Wind: EXCL.	Theft: INCL.		3.16

	(USD): 6,800 – Agreed Value Total Interests (USD): 6,800		Number of Stories: Protection Class: Roof Shape:					Quake: EXCL. Flood: EXCL.			
[1-9] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: Swimming Pool; Custom Interest Limit (USD): 78,000 – Agreed Value Total Interests (USD): 78,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[1-10] – 9020 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.96 miles from water	Custom Interest: Pool equipment; Custom Interest Limit (USD): 18,400 – Agreed Value Total Interests (USD): 18,400	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[2-1] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Buildings (USD): 258,122 – Agreed Value Roof Basis: Agreed Value Total Interests (USD): 258,122	Multi-Family Dwelling, Condominiums Association (Multi-Family Dwelling - Condominiums Association) (42)	Construction: Joisted Masonry Year Built / Total Roof Replacement: 1982 / 2015 Square Footage: 1,626 Number of Stories: 1 Protection Class: 4 Roof Shape: Gable	Roof Complete: 2015 Plumbing Complete: 2015 Electrics Complete: 2015 Heating Complete: 2015	Coverage A: USD 258,122 Coverage BC: 20%	Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.	David M. Gersten and law firm of Gordon Rees Scully Mansukhani LLP – 100 SE Second Street Suite 3900, Miami, FL 33131 (Clause C)	3.16
[2-2] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: pool; Custom Interest Limit (USD): 105,000 – Agreed Value Total Interests (USD): 105,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[2-3] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: pool equipment; Custom Interest Limit (USD): 26,090 – Agreed Value Total Interests (USD): 26,090	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[2-4] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: Kiddie pool; Custom Interest Limit (USD): 16,300 – Agreed Value Total Interests (USD): 16,300	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[2-5] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: pool equipment; Custom Interest Limit (USD): 4,400 – Agreed Value	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL.	Theft: INCL.		3.16

	Total Interests (USD): 4,400		Roof Shape:					Flood: EXCL.			
[2-6] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: pool patio; Custom Interest Limit (USD): 93,000 – Agreed Value Total Interests (USD): 93,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[2-7] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: patio fencing; Custom Interest Limit (USD): 11,200 – Agreed Value Total Interests (USD): 11,200	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[2-8] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: trash enclosure; Custom Interest Limit (USD): 4,300 – Agreed Value Total Interests (USD): 4,300	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[2-9] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: area lighting (3); Custom Interest Limit (USD): 8,100 – Agreed Value Total Interests (USD): 8,100	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[2-10] – 9250 Hammocks Boulevard, Miami, Miami-Dade, Florida 33196, United States – 8.84 miles from water	Custom Interest: area lighting (6); Custom Interest Limit (USD): 7,260 – Agreed Value Total Interests (USD): 7,260	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-1] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Buildings (USD): 299,993 – Agreed Value Roof Basis: Agreed Value Total Interests (USD): 299,993	Multi-Family Dwelling, Condominiums Association (Multi-Family Dwelling - Condominiums Association) (42)	Construction: Joisted Masonry Year Built / Total Roof Replacement: 1982 / 2015 Square Footage: 1,632 Number of Stories: 1 Protection Class: 4 Roof Shape: Gable	Roof Complete: 2015 Plumbing Complete: 2015 Electrics Complete: 2015 Heating Complete: 2015	Coverage A: USD 299,993 Coverage BC: 20%	Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.	David M. Gersten and law firm of Gordon Rees Scully Mansukhani LLP – 100 SE Second Street Suite 3900, Miami, FL 33131 (Clause C)	3.16
[3-2] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: pool; Custom Interest Limit (USD): 94,000 – Agreed Value Total Interests (USD): 94,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-3] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: pool equipment; Custom Interest Limit (USD): 23,000 – Agreed Value Total Interests (USD): 23,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16

[3-4] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Kiddie pool; Custom Interest Limit (USD): 12,000 – Agreed Value Total Interests (USD): 12,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-5] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Pool Equipment; Custom Interest Limit (USD): 4,100 – Agreed Value Total Interests (USD): 4,100	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-6] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Pool Patio; Custom Interest Limit (USD): 68,800 – Agreed Value Total Interests (USD): 68,800	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-7] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Basketball Courts(2); Custom Interest Limit (USD): 63,000 – Agreed Value Total Interests (USD): 63,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-8] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Basketball Goals (4); Custom Interest Limit (USD): 8,200 – Agreed Value Total Interests (USD): 8,200	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-9] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Sports Courts Fencing; Custom Interest Limit (USD): 13,900 – Agreed Value Total Interests (USD): 13,900	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-10] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Sport Court Lighting (4); Custom Interest Limit (USD): 8,400 – Agreed Value Total Interests (USD): 8,400	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-11] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Patio walls & planters; Custom Interest Limit (USD): 18,200 – Agreed Value Total Interests (USD): 18,200	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-12] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: patio fencing; Custom Interest Limit (USD): 33,600 – Agreed Value Total Interests (USD): 33,600	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-13] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: tot lot equipment; Custom Interest Limit (USD): 11,800 – Agreed Value	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL.	Theft: INCL.		3.16

	Total Interests (USD): 11,800							Flood: EXCL.			
[3-14] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: trash enclosure; Custom Interest Limit (USD): 4,300 – Agreed Value Total Interests (USD): 4,300	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-15] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: identification Sign and wall (2); Custom Interest Limit (USD): 19,800 – Agreed Value Total Interests (USD): 19,800	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[3-16] – 10790 Southwest 157th Avenue, Miami, Miami-Dade, Florida 33196, United States – 9.22 miles from water	Custom Interest: Area Lighting (6); Custom Interest Limit (USD): 7,100 – Agreed Value Total Interests (USD): 7,100	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[4-1] – 159 Southwest 112th Avenue, Miami, Miami-Dade, Florida 33174, United States – 8.44 miles from water	Buildings (USD): 15,500 – Agreed Value Roof Basis: Agreed Value Total Interests (USD): 15,500	Multi-Family Dwelling, Condominiums Association (Multi-Family Dwelling - Condominiums Association) (42)	Construction: Joisted Masonry Year Built / Total Roof Replacement: 1982 / 2015 Square Footage: 100 Number of Stories: 1 Protection Class: 4 Roof Shape: Gable	Roof Complete: 2015 Plumbing Complete: 2015 Electrics Complete: 2015 Heating Complete: 2015	Coverage A: USD 15,500 Coverage BC: 20%	Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.	David M. Gersten and law firm of Gordon Rees Scully Mansukhani LLP – 100 SE Second Street Suite 3900, Miami, FL 33131 (Clause C)	3.16
[4-2] – 159 Southwest 112th Avenue, Miami, Miami-Dade, Florida 33174, United States – 8.44 miles from water	Custom Interest: Tennis Courts (2); Custom Interest Limit (USD): 60,800 – Agreed Value Total Interests (USD): 60,800	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[4-3] – 159 Southwest 112th Avenue, Miami, Miami-Dade, Florida 33174, United States – 8.44 miles from water	Custom Interest: Tennis Courts Fencing; Custom Interest Limit (USD): 14,400 – Agreed Value Total Interests (USD): 14,400	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[4-4] – 159 Southwest 112th Avenue, Miami, Miami-Dade, Florida 33174, United States – 8.44 miles from water	Custom Interest: Identification Sign Entry monument; Custom Interest Limit (USD): 21,000 – Agreed Value Total Interests (USD): 21,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[4-5] – 159 Southwest 112th Avenue, Miami, Miami-Dade, Florida 33174, United States – 8.44 miles from water	Custom Interest: Decorative Wall and Columns (2); Custom Interest Limit (USD): 20,200 – Agreed Value Total Interests (USD): 20,200	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[4-6] – 159 Southwest 112th Avenue, Miami, Miami-Dade, Florida 33174, United States – 8.44 miles from water	Custom Interest: Gazebo(s); Custom Interest Limit (USD): 29,200 – Agreed Value	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL.	Theft: INCL.		3.16

	Total Interests (USD): 29,200							Flood: EXCL.			
[5-1] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Buildings (USD): 813,929 – Agreed Value Roof Basis: Agreed Value Total Interests (USD): 813,929	Multi-Family Dwelling, Condominiums Association (Multi-Family Dwelling - Condominiums Association) (42)	Construction: Joisted Masonry Year Built / Total Roof Replacement: 1982 / 2015 Square Footage: 4,544 Number of Stories: 1 Protection Class: 4 Roof Shape: Gable	Roof Complete: 2015 Plumbing Complete: 2015 Electrics Complete: 2015 Heating Complete: 2015	Coverage A: USD 813,929 Coverage BC: 20%	Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.	David M. Gersten and law firm of Gordon Rees Scully Mansukhani LLP – 100 SE Second Street Suite 3900, Miami, FL 33131 (Clause C)	3.16
[5-2] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: pool; Custom Interest Limit (USD): 111,000 – Agreed Value Total Interests (USD): 111,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: All other wind hail: 1% Named Storm: 5% Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-3] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: pool equipment; Custom Interest Limit (USD): 27,200 – Agreed Value Total Interests (USD): 27,200	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-4] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: pool patio; Custom Interest Limit (USD): 64,200 – Agreed Value Total Interests (USD): 64,200	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-5] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: colonnade; Custom Interest Limit (USD): 97,000 – Agreed Value Total Interests (USD): 97,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-6] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: fountain; Custom Interest Limit (USD): 14,000 – Agreed Value Total Interests (USD): 14,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-7] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: masonry walls; Custom Interest Limit (USD): 21,000 – Agreed Value Total Interests (USD): 21,000	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-8] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: Fencing ; Custom Interest Limit (USD): 13,700 – Agreed Value Total Interests (USD): 13,700	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16

[5-9] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: patio fence; Custom Interest Limit (USD): 8,500 – Agreed Value Total Interests (USD): 8,500	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-10] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: tennis courts (2); Custom Interest Limit (USD): 60,800 – Agreed Value Total Interests (USD): 60,800	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-11] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: tennis court fencing; Custom Interest Limit (USD): 14,400 – Agreed Value Total Interests (USD): 14,400	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-12] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: tennis court lighting; Custom Interest Limit (USD): 8,400 – Agreed Value Total Interests (USD): 8,400	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-13] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: Racquet Ball Court(2); Custom Interest Limit (USD): 42,800 – Agreed Value Total Interests (USD): 42,800	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-14] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: Racquet Ball Court Fencing; Custom Interest Limit (USD): 9,900 – Agreed Value Total Interests (USD): 9,900	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-15] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: Racquet Ball Court Lighting; Custom Interest Limit (USD): 4,600 – Agreed Value Total Interests (USD): 4,600	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-16] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: Perimeter Walls/Sign; Custom Interest Limit (USD): 9,400 – Agreed Value Total Interests (USD): 9,400	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16
[5-17] – 11450 Southwest 147th Avenue, Miami, Miami-Dade, Florida 33196, United States – 7.99 miles from water	Custom Interest: Are Lighting (12); Custom Interest Limit (USD): 15,960 – Agreed Value Total Interests (USD): 15,960	(0)	Construction: Year Built: Square Footage: Number of Stories: Protection Class: Roof Shape:			Special	None	AOP: USD 2,500 Wind: EXCL. Quake: EXCL. Flood: EXCL.	Theft: INCL.		3.16

Total Square Footage	16,132
-----------------------------	--------

Buildings	USD 2,682,846
Business Personal Property	USD 100,000

Custom Interests	USD 1,540,910
Total Interests	USD 4,323,756

COMMERCIAL PROPERTY COVERAGE PART

DECLARATIONS

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)

Name Insured: The Hammocks Community Association, Inc

Effective Date: Fri Aug 22 2025 12:01 A.M., Standard Time at the address of the Insured

☒	Supplemental Declaration is attached	
BUSINESS DESCRIPTION*		
DESCRIPTION OF PREMISES		
Prem #	Bldg #	LOCATION, CONSTRUCTION AND OCCUPANCY
All	All	As more fully stated within the attached Commercial Property Insurance Schedule

Prem#	Bldg#	COVERAGE	LIIMIT OF INSURANCE*	COVERED CAUSE OF LOSS	COINSURANCE†	RATES
All	All	As more fully stated within the attached Commercial Property Insurance Schedule				

OPTIONAL COVERAGES - Applicable only when entries are made in the Schedule below						†If Extra Expense Coverage, Limits on Loss Payment	
Prem #	Bldg #	AGREED VALUE	REPLACEMENT COST				
		EXPIRATION DATE	COVERAGE	AMOUNT	BUILDING	PERSONAL PROPERTY	INCLUDING "STOCK"
All	All	As more fully stated within the attached Commercial Property Insurance Schedule					
Prem #	Bldg #	INFLATION GUARD (Percentage)	††MONTHLY LIMIT OF	††MAXIMUM PERIOD	††EXTENDED PERIOD		
		BUILDING	PERSONAL PROPERTY	INDEMNITY (Fraction)	OF INDEMNITY (X)	OF INDEMNITY (Days)	
All	All	As more fully stated within the attached Commercial Property Insurance Schedule					

MORTGAGE HOLDER(S)			††Applies to Business Income Only
Prem #	Bldg #	MORTGAGE HOLDER NAME AND MAILING ADDRESS	
All	All	As more fully stated within the attached Commercial Property Insurance Schedule	

DEDUCTIBLE		
All	All	As more fully stated within the attached Commercial Property Insurance Schedule

FORMS AND ENDORSEMENTS (other than applicable Forms and Endorsements shown elsewhere in this policy)	
Forms and Endorsements applying to this Coverage Part and made part of this policy at time of issue:	
Please refer to declarations page	

PREMIUM	
Premium for this Coverage Part	USD 136,631 annual (100%) plus USD 822 in respect of Equipment Breakdown

*Information omitted if shown elsewhere in the policy

**Inclusion of date optional

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

COMMERCIAL PROPERTY
CP 10 30 10 12

CAUSES OF LOSS – SPECIAL FORM

Words and phrases that appear in quotation marks have special meaning. Refer to Section **G. Definitions**.

A. Covered Causes Of Loss

When Special is shown in the Declarations, Covered Causes of Loss means direct physical loss unless the loss is excluded or limited in this policy.

B. Exclusions

- 1.** We will not pay for loss or damage caused directly or indirectly by any of the following. Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss.

a. Ordinance Or Law

The enforcement of or compliance with any ordinance or law:

- (1)** Regulating the construction, use or repair of any property; or
- (2)** Requiring the tearing down of any property, including the cost of removing its debris.

This exclusion, Ordinance Or Law, applies whether the loss results from:

- (a)** An ordinance or law that is enforced even if the property has not been damaged; or
- (b)** The increased costs incurred to comply with an ordinance or law in the course of construction, repair, renovation, remodeling or demolition of property, or removal of its debris, following a physical loss to that property.

b. Earth Movement

- (1)** Earthquake, including tremors and aftershocks and any earth sinking, rising or shifting related to such event;
- (2)** Landslide, including any earth sinking, rising or shifting related to such event;
- (3)** Mine subsidence, meaning subsidence of a man-made mine, whether or not mining activity has ceased;

- (4)** Earth sinking (other than sinkhole collapse), rising or shifting including soil conditions which cause settling, cracking or other disarrangement of foundations or other parts of realty. Soil conditions include contraction, expansion, freezing, thawing, erosion, improperly compacted soil and the action of water under the ground surface.

But if Earth Movement, as described in **b.(1)** through **(4)** above, results in fire or explosion, we will pay for the loss or damage caused by that fire or explosion.

- (5)** Volcanic eruption, explosion or effusion. But if volcanic eruption, explosion or effusion results in fire, building glass breakage or Volcanic Action, we will pay for the loss or damage caused by that fire, building glass breakage or Volcanic Action.

Volcanic Action means direct loss or damage resulting from the eruption of a volcano when the loss or damage is caused by:

- (a)** Airborne volcanic blast or airborne shock waves;
- (b)** Ash, dust or particulate matter; or
- (c)** Lava flow.

With respect to coverage for Volcanic Action as set forth in **(5)(a)**, **(5)(b)** and **(5)(c)**, all volcanic eruptions that occur within any 168-hour period will constitute a single occurrence.

Volcanic Action does not include the cost to remove ash, dust or particulate matter that does not cause direct physical loss or damage to the described property.

This exclusion applies regardless of whether any of the above, in Paragraphs **(1)** through **(5)**, is caused by an act of nature or is otherwise caused.

c. Governmental Action

Seizure or destruction of property by order of governmental authority.

But we will pay for loss or damage caused by or resulting from acts of destruction ordered by governmental authority and taken at the time of a fire to prevent its spread, if the fire would be covered under this Coverage Part.

d. Nuclear Hazard

Nuclear reaction or radiation, or radioactive contamination, however caused.

But if nuclear reaction or radiation, or radioactive contamination, results in fire, we will pay for the loss or damage caused by that fire.

e. Utility Services

The failure of power, communication, water or other utility service supplied to the described premises, however caused, if the failure:

- (1) Originates away from the described premises; or
- (2) Originates at the described premises, but only if such failure involves equipment used to supply the utility service to the described premises from a source away from the described premises.

Failure of any utility service includes lack of sufficient capacity and reduction in supply.

Loss or damage caused by a surge of power is also excluded, if the surge would not have occurred but for an event causing a failure of power.

But if the failure or surge of power, or the failure of communication, water or other utility service, results in a Covered Cause of Loss, we will pay for the loss or damage caused by that Covered Cause of Loss.

Communication services include but are not limited to service relating to Internet access or access to any electronic, cellular or satellite network.

f. War And Military Action

- (1) War, including undeclared or civil war;
- (2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

- (3) Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

g. Water

- (1) Flood, surface water, waves (including tidal wave and tsunami), tides, tidal water, overflow of any body of water, or spray from any of these, all whether or not driven by wind (including storm surge);
- (2) Mudslide or mudflow;
- (3) Water that backs up or overflows or is otherwise discharged from a sewer, drain, sump, sump pump or related equipment;
- (4) Water under the ground surface pressing on, or flowing or seeping through:
 - (a) Foundations, walls, floors or paved surfaces;
 - (b) Basements, whether paved or not; or
 - (c) Doors, windows or other openings; or
- (5) Waterborne material carried or otherwise moved by any of the water referred to in Paragraph (1), (3) or (4), or material carried or otherwise moved by mudslide or mudflow.

This exclusion applies regardless of whether any of the above, in Paragraphs

(1) through (5), is caused by an act of nature or is otherwise caused. An example of a situation to which this exclusion applies is the situation where a dam, levee, seawall or other boundary or containment system fails in whole or in part, for any reason, to contain the water.

But if any of the above, in Paragraphs (1) through (5), results in fire, explosion or sprinkler leakage, we will pay for the loss or damage caused by that fire, explosion or sprinkler leakage (if sprinkler leakage is a Covered Cause of Loss).

h. "Fungus", Wet Rot, Dry Rot And Bacteria

Presence, growth, proliferation, spread or any activity of "fungus", wet or dry rot or bacteria.

But if "fungus", wet or dry rot or bacteria result in a "specified cause of loss", we will pay for the loss or damage caused by that "specified cause of loss".

This exclusion does not apply:

- (1) When "fungus", wet or dry rot or bacteria result from fire or lightning; or
- (2) To the extent that coverage is provided in the Additional Coverage, Limited Coverage For "Fungus", Wet Rot, Dry Rot And Bacteria, with respect to loss or damage by a cause of loss other than fire or lightning.

Exclusions **B.1.a.** through **B.1.h.** apply whether or not the loss event results in widespread damage or affects a substantial area.

2. We will not pay for loss or damage caused by or resulting from any of the following:
 - a. Artificially generated electrical, magnetic or electromagnetic energy that damages, disturbs, disrupts or otherwise interferes with any:
 - (1) Electrical or electronic wire, device, appliance, system or network; or
 - (2) Device, appliance, system or network utilizing cellular or satellite technology.

For the purpose of this exclusion, electrical, magnetic or electromagnetic energy includes but is not limited to:

- (a) Electrical current, including arcing;
- (b) Electrical charge produced or conducted by a magnetic or electromagnetic field;
- (c) Pulse of electromagnetic energy; or
- (d) Electromagnetic waves or microwaves.

But if fire results, we will pay for the loss or damage caused by that fire.

- b. Delay, loss of use or loss of market.
- c. Smoke, vapor or gas from agricultural smudging or industrial operations.
- d.(1) Wear and tear;
- (2) Rust or other corrosion, decay, deterioration, hidden or latent defect or any quality in property that causes it to damage or destroy itself;
- (3) Smog;
- (4) Settling, cracking, shrinking or expansion;

- (5) Nesting or infestation, or discharge or release of waste products or secretions, by insects, birds, rodents or other animals.

- (6) Mechanical breakdown, including rupture or bursting caused by centrifugal force. But if mechanical breakdown results in elevator collision, we will pay for the loss or damage caused by that elevator collision.

- (7) The following causes of loss to personal property:

- (a) Dampness or dryness of atmosphere;
- (b) Changes in or extremes of temperature; or
- (c) Marring or scratching.

But if an excluded cause of loss that is listed in **2.d.(1)** through **(7)** results in a "specified cause of loss" or building glass breakage, we will pay for the loss or damage caused by that "specified cause of loss" or building glass breakage.

- e. Explosion of steam boilers, steam pipes, steam engines or steam turbines owned or leased by you, or operated under your control. But if explosion of steam boilers, steam pipes, steam engines or steam turbines results in fire or combustion explosion, we will pay for the loss or damage caused by that fire or combustion explosion. We will also pay for loss or damage caused by or resulting from the explosion of gases or fuel within the furnace of any fired vessel or within the flues or passages through which the gases of combustion pass.
- f. Continuous or repeated seepage or leakage of water, or the presence or condensation of humidity, moisture or vapor, that occurs over a period of 14 days or more.
- g. Water, other liquids, powder or molten material that leaks or flows from plumbing, heating, air conditioning or other equipment (except fire protective systems) caused by or resulting from freezing, unless:
 - (1) You do your best to maintain heat in the building or structure; or

(2) You drain the equipment and shut off the supply if the heat is not maintained.

- h.** Dishonest or criminal act (including theft) by you, any of your partners, members, officers, managers, employees (including temporary employees and leased workers), directors, trustees or authorized representatives, whether acting alone or in collusion with each other or with any other party; or theft by any person to whom you entrust the property for any purpose, whether acting alone or in collusion with any other party.

This exclusion:

- (1)** Applies whether or not an act occurs during your normal hours of operation;
- (2)** Does not apply to acts of destruction by your employees (including temporary employees and leased workers) or authorized representatives; but theft by your employees (including temporary employees and leased workers) or authorized representatives is not covered.
- i.** Voluntary parting with any property by you or anyone else to whom you have entrusted the property if induced to do so by any fraudulent scheme, trick, device or false pretense.
- j.** Rain, snow, ice or sleet to personal property in the open.
- k.** Collapse, including any of the following conditions of property or any part of the property:
 - (1)** An abrupt falling down or caving in;
 - (2)** Loss of structural integrity, including separation of parts of the property or property in danger of falling down or caving in; or
 - (3)** Any cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion as such condition relates to **(1)** or **(2)** above.

But if collapse results in a Covered Cause of Loss at the described premises, we will pay for the loss or damage caused by that Covered Cause of Loss.

This exclusion, **k.**, does not apply:

- (a)** To the extent that coverage is provided under the Additional Coverage, Collapse; or

(b) To collapse caused by one or more of the following:

- (i)** The "specified causes of loss";
- (ii)** Breakage of building glass;
- (iii)** Weight of rain that collects on a roof; or
- (iv)** Weight of people or personal property.

- l.** Discharge, dispersal, seepage, migration, release or escape of "pollutants" unless the discharge, dispersal, seepage, migration, release or escape is itself caused by any of the "specified causes of loss". But if the discharge, dispersal, seepage, migration, release or escape of "pollutants" results in a "specified cause of loss", we will pay for the loss or damage caused by that "specified cause of loss".

This exclusion, **l.**, does not apply to damage to glass caused by chemicals applied to the glass.

- m.** Neglect of an insured to use all reasonable means to save and preserve property from further damage at and after the time of loss.

- 3.** We will not pay for loss or damage caused by or resulting from any of the following, **3.a.** through **3.c.** But if an excluded cause of loss that is listed in **3.a.** through **3.c.** results in a Covered Cause of Loss, we will pay for the loss or damage caused by that Covered Cause of Loss.

- a.** Weather conditions. But this exclusion only applies if weather conditions contribute in any way with a cause or event excluded in Paragraph **1.** above to produce the loss or damage.

- b.** Acts or decisions, including the failure to act or decide, of any person, group, organization or governmental body.

- c.** Faulty, inadequate or defective:

- (1)** Planning, zoning, development, surveying, siting;
- (2)** Design, specifications, workmanship, repair, construction, renovation, remodeling, grading, compaction;
- (3)** Materials used in repair, construction, renovation or remodeling; or
- (4)** Maintenance;
of part or all of any property on or off the described premises.

4. Special Exclusions

The following provisions apply only to the specified Coverage Forms:

a. Business Income (And Extra Expense) Coverage Form, Business Income (Without Extra Expense) Coverage Form, Or Extra Expense Coverage Form

We will not pay for:

- (1) Any loss caused by or resulting from:
 - (a) Damage or destruction of "finished stock"; or
 - (b) The time required to reproduce "finished stock".

This exclusion does not apply to Extra Expense.
- (2) Any loss caused by or resulting from direct physical loss or damage to radio or television antennas (including satellite dishes) and their lead-in wiring, masts or towers.
- (3) Any increase of loss caused by or resulting from:
 - (a) Delay in rebuilding, repairing or replacing the property or resuming "operations", due to interference at the location of the rebuilding, repair or replacement by strikers or other persons; or
 - (b) Suspension, lapse or cancellation of any license, lease or contract. But if the suspension, lapse or cancellation is directly caused by the "suspension" of "operations", we will cover such loss that affects your Business Income during the "period of restoration" and any extension of the "period of restoration" in accordance with the terms of the Extended Business Income Additional Coverage and the Extended Period Of Indemnity Optional Coverage or any variation of these.
- (4) Any Extra Expense caused by or resulting from suspension, lapse or cancellation of any license, lease or contract beyond the "period of restoration".

- (5) Any other consequential loss.

b. Leasehold Interest Coverage Form

- (1) Paragraph **B.1.a.**, Ordinance Or Law, does not apply to insurance under this Coverage Form.
- (2) We will not pay for any loss caused by:
 - (a) Your cancelling the lease;
 - (b) The suspension, lapse or cancellation of any license; or
 - (c) Any other consequential loss.

c. Legal Liability Coverage Form

- (1) The following exclusions do not apply to insurance under this Coverage Form:
 - (a) Paragraph **B.1.a.** Ordinance Or Law;
 - (b) Paragraph **B.1.c.** Governmental Action;
 - (c) Paragraph **B.1.d.** Nuclear Hazard;
 - (d) Paragraph **B.1.e.** Utility Services; and
 - (e) Paragraph **B.1.f.** War And Military Action.
- (2) The following additional exclusions apply to insurance under this Coverage Form:
 - (a) **Contractual Liability**
 We will not defend any claim or "suit", or pay damages that you are legally liable to pay, solely by reason of your assumption of liability in a contract or agreement. But this exclusion does not apply to a written lease agreement in which you have assumed liability for building damage resulting from an actual or attempted burglary or robbery, provided that:
 - (i) Your assumption of liability was executed prior to the accident; and
 - (ii) The building is Covered Property under this Coverage Form.
 - (b) **Nuclear Hazard**
 We will not defend any claim or "suit", or pay any damages, loss, expense or obligation, resulting from nuclear reaction or radiation, or radioactive contamination, however caused.

5. Additional Exclusion

The following provisions apply only to the specified property:

Loss Or Damage To Products

We will not pay for loss or damage to any merchandise, goods or other product caused by or resulting from error or omission by any person or entity (including those having possession under an arrangement where work or a portion of the work is outsourced) in any stage of the development, production or use of the product, including planning, testing, processing, packaging, installation, maintenance or repair. This exclusion applies to any effect that compromises the form, substance or quality of the product. But if such error or omission results in a Covered Cause of Loss, we will pay for the loss or damage caused by that Covered Cause of Loss.

C. Limitations

The following limitations apply to all policy forms and endorsements, unless otherwise stated:

1. We will not pay for loss of or damage to property, as described and limited in this section. In addition, we will not pay for any loss that is a consequence of loss or damage as described and limited in this section.
 - a. Steam boilers, steam pipes, steam engines or steam turbines caused by or resulting from any condition or event inside such equipment. But we will pay for loss of or damage to such equipment caused by or resulting from an explosion of gases or fuel within the furnace of any fired vessel or within the flues or passages through which the gases of combustion pass.
 - b. Hot water boilers or other water heating equipment caused by or resulting from any condition or event inside such boilers or equipment, other than an explosion.
 - c. The interior of any building or structure, or to personal property in the building or structure, caused by or resulting from rain, snow, sleet, ice, sand or dust, whether driven by wind or not, unless:
 - (1) The building or structure first sustains damage by a Covered Cause of Loss to its roof or walls through which the rain, snow, sleet, ice, sand or dust enters; or
 - (2) The loss or damage is caused by or results from thawing of snow, sleet or ice on the building or structure.

- d. Building materials and supplies not attached as part of the building or structure, caused by or resulting from theft.

However, this limitation does not apply to:

- (1) Building materials and supplies held for sale by you, unless they are insured under the Builders Risk Coverage Form; or
 - (2) Business Income Coverage or Extra Expense Coverage.
- e. Property that is missing, where the only evidence of the loss or damage is a shortage disclosed on taking inventory, or other instances where there is no physical evidence to show what happened to the property.
 - f. Property that has been transferred to a person or to a place outside the described premises on the basis of unauthorized instructions.
 - g. Lawns, trees, shrubs or plants which are part of a vegetated roof, caused by or resulting from:
 - (1) Dampness or dryness of atmosphere or of soil supporting the vegetation;
 - (2) Changes in or extremes of temperature;
 - (3) Disease;
 - (4) Frost or hail; or
 - (5) Rain, snow, ice or sleet.
 2. We will not pay for loss of or damage to the following types of property unless caused by the "specified causes of loss" or building glass breakage:
 - a. Animals, and then only if they are killed or their destruction is made necessary.
 - b. Fragile articles such as statuary, marbles, chinaware and porcelains, if broken. This restriction does not apply to:
 - (1) Glass; or
 - (2) Containers of property held for sale.
 - c. Builders' machinery, tools and equipment owned by you or entrusted to you, provided such property is Covered Property.

However, this limitation does not apply:

 - (1) If the property is located on or within 100 feet of the described premises, unless the premises is insured under the Builders Risk Coverage Form; or
 - (2) To Business Income Coverage or to Extra Expense Coverage.

3. The special limit shown for each category, **a.** through **d.**, is the total limit for loss of or damage to all property in that category. The special limit applies to any one occurrence of theft, regardless of the types or number of articles that are lost or damaged in that occurrence. The special limits are (unless a higher limit is shown in the Declarations):

- a. \$2,500 for furs, fur garments and garments trimmed with fur.
- b. \$2,500 for jewelry, watches, watch movements, jewels, pearls, precious and semiprecious stones, bullion, gold, silver, platinum and other precious alloys or metals. This limit does not apply to jewelry and watches worth \$100 or less per item.
- c. \$2,500 for patterns, dies, molds and forms.
- d. \$250 for stamps, tickets, including lottery tickets held for sale, and letters of credit.

These special limits are part of, not in addition to, the Limit of Insurance applicable to the Covered Property.

This limitation, **C.3.**, does not apply to Business Income Coverage or to Extra Expense Coverage.

4. We will not pay the cost to repair any defect to a system or appliance from which water, other liquid, powder or molten material escapes. But we will pay the cost to repair or replace damaged parts of fire-extinguishing equipment if the damage:

- a. Results in discharge of any substance from an automatic fire protection system; or
- b. Is directly caused by freezing.

However, this limitation does not apply to Business Income Coverage or to Extra Expense Coverage.

D. Additional Coverage – Collapse

The coverage provided under this Additional Coverage, Collapse, applies only to an abrupt collapse as described and limited in **D.1.** through **D.7.**

1. For the purpose of this Additional Coverage, Collapse, abrupt collapse means an abrupt falling down or caving in of a building or any part of a building with the result that the building or part of the building cannot be occupied for its intended purpose.

2. We will pay for direct physical loss or damage to Covered Property, caused by abrupt collapse of a building or any part of a building that is insured under this Coverage Form or that contains Covered Property insured under this Coverage Form, if such collapse is caused by one or more of the following:

- a. Building decay that is hidden from view, unless the presence of such decay is known to an insured prior to collapse;
- b. Insect or vermin damage that is hidden from view, unless the presence of such damage is known to an insured prior to collapse;
- c. Use of defective material or methods in construction, remodeling or renovation if the abrupt collapse occurs during the course of the construction, remodeling or renovation.
- d. Use of defective material or methods in construction, remodeling or renovation if the abrupt collapse occurs after the construction, remodeling or renovation is complete, but only if the collapse is caused in part by:
 - (1) A cause of loss listed in **2.a.** or **2.b.**;
 - (2) One or more of the "specified causes of loss";
 - (3) Breakage of building glass;
 - (4) Weight of people or personal property; or
 - (5) Weight of rain that collects on a roof.

3. This **Additional Coverage – Collapse** does not apply to:

- a. A building or any part of a building that is in danger of falling down or caving in;
- b. A part of a building that is standing, even if it has separated from another part of the building; or
- c. A building that is standing or any part of a building that is standing, even if it shows evidence of cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion.

4. With respect to the following property:

- a. Outdoor radio or television antennas (including satellite dishes) and their lead-in wiring, masts or towers;

- b. Awnings, gutters and downspouts;
 - c. Yard fixtures;
 - d. Outdoor swimming pools;
 - e. Fences;
 - f. Piers, wharves and docks;
 - g. Beach or diving platforms or appurtenances;
 - h. Retaining walls; and
 - i. Walks, roadways and other paved surfaces;
- if an abrupt collapse is caused by a cause of loss listed in **2.a.** through **2.d.**, we will pay for loss or damage to that property only if:

- (1) Such loss or damage is a direct result of the abrupt collapse of a building insured under this Coverage Form; and
- (2) The property is Covered Property under this Coverage Form.

5. If personal property abruptly falls down or caves in and such collapse is **not** the result of abrupt collapse of a building, we will pay for loss or damage to Covered Property caused by such collapse of personal property only if:
- a. The collapse of personal property was caused by a cause of loss listed in **2.a.** through **2.d.**;
 - b. The personal property which collapses is inside a building; and
 - c. The property which collapses is not of a kind listed in **4.**, regardless of whether that kind of property is considered to be personal property or real property.

The coverage stated in this Paragraph **5.** does not apply to personal property if marring and/or scratching is the only damage to that personal property caused by the collapse.

6. This Additional Coverage, Collapse, does not apply to personal property that has not abruptly fallen down or caved in, even if the personal property shows evidence of cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion.
7. This Additional Coverage, Collapse, will not increase the Limits of Insurance provided in this Coverage Part.
8. The term Covered Cause of Loss includes the Additional Coverage, Collapse, as described and limited in **D.1.** through **D.7.**

E. Additional Coverage – Limited Coverage For "Fungus", Wet Rot, Dry Rot And Bacteria

1. The coverage described in **E.2.** and **E.6.** only applies when the "fungus", wet or dry rot or bacteria are the result of one or more of the following causes that occur during the policy period and only if all reasonable means were used to save and preserve the property from further damage at the time of and after that occurrence:

- a. A "specified cause of loss" other than fire or lightning; or
- b. Flood, if the Flood Coverage Endorsement applies to the affected premises.

This Additional Coverage does not apply to lawns, trees, shrubs or plants which are part of a vegetated roof.

2. We will pay for loss or damage by "fungus", wet or dry rot or bacteria. As used in this Limited Coverage, the term loss or damage means:

- a. Direct physical loss or damage to Covered Property caused by "fungus", wet or dry rot or bacteria, including the cost of removal of the "fungus", wet or dry rot or bacteria;
- b. The cost to tear out and replace any part of the building or other property as needed to gain access to the "fungus", wet or dry rot or bacteria; and
- c. The cost of testing performed after removal, repair, replacement or restoration of the damaged property is completed, provided there is a reason to believe that "fungus", wet or dry rot or bacteria are present.

3. The coverage described under **E.2.** of this Limited Coverage is limited to \$15,000. Regardless of the number of claims, this limit is the most we will pay for the total of all loss or damage arising out of all occurrences of "specified causes of loss" (other than fire or lightning) and Flood which take place in a 12-month period (starting with the beginning of the present annual policy period). With respect to a particular occurrence of loss which results in "fungus", wet or dry rot or bacteria, we will not pay more than a total of \$15,000 even if the "fungus", wet or dry rot or bacteria continue to be present or active, or recur, in a later policy period.

4. The coverage provided under this Limited Coverage does not increase the applicable Limit of Insurance on any Covered Property. If a particular occurrence results in loss or damage by "fungus", wet or dry rot or bacteria, and other loss or damage, we will not pay more, for the total of all loss or damage, than the applicable Limit of Insurance on the affected Covered Property.

If there is covered loss or damage to Covered Property, not caused by "fungus", wet or dry rot or bacteria, loss payment will not be limited by the terms of this Limited Coverage, except to the extent that "fungus", wet or dry rot or bacteria cause an increase in the loss. Any such increase in the loss will be subject to the terms of this Limited Coverage.

5. The terms of this Limited Coverage do not increase or reduce the coverage provided under Paragraph **F.2.** (Water Damage, Other Liquids, Powder Or Molten Material Damage) of this Causes Of Loss form or under the Additional Coverage, Collapse.
6. The following, **6.a.** or **6.b.**, applies only if Business Income and/or Extra Expense Coverage applies to the described premises and only if the "suspension" of "operations" satisfies all terms and conditions of the applicable Business Income and/or Extra Expense Coverage Form:
- a. If the loss which resulted in "fungus", wet or dry rot or bacteria does not in itself necessitate a "suspension" of "operations", but such "suspension" is necessary due to loss or damage to property caused by "fungus", wet or dry rot or bacteria, then our payment under Business Income and/or Extra Expense is limited to the amount of loss and/or expense sustained in a period of not more than 30 days. The days need not be consecutive.
- b. If a covered "suspension" of "operations" was caused by loss or damage other than "fungus", wet or dry rot or bacteria but remediation of "fungus", wet or dry rot or bacteria prolongs the "period of restoration", we will pay for loss and/or expense sustained during the delay (regardless of when such a delay occurs during the "period of restoration"), but such coverage is limited to 30 days. The days need not be consecutive.

F. Additional Coverage Extensions

1. Property In Transit

This Extension applies only to your personal property to which this form applies.

- a. You may extend the insurance provided by this Coverage Part to apply to your personal property (other than property in the care, custody or control of your salespersons) in transit more than 100 feet from the described premises. Property must be in or on a motor vehicle you own, lease or operate while between points in the coverage territory.
- b. Loss or damage must be caused by or result from one of the following causes of loss:
- (1) Fire, lightning, explosion, windstorm or hail, riot or civil commotion, or vandalism.
- (2) Vehicle collision, upset or overturn. Collision means accidental contact of your vehicle with another vehicle or object. It does not mean your vehicle's contact with the roadbed.
- (3) Theft of an entire bale, case or package by forced entry into a securely locked body or compartment of the vehicle. There must be visible marks of the forced entry.
- c. The most we will pay for loss or damage under this Extension is \$5,000.

This Coverage Extension is additional insurance. The Additional Condition, Coinsurance, does not apply to this Extension.

2. Water Damage, Other Liquids, Powder Or Molten Material Damage

If loss or damage caused by or resulting from covered water or other liquid, powder or molten material damage loss occurs, we will also pay the cost to tear out and replace any part of the building or structure to repair damage to the system or appliance from which the water or other substance escapes. This Coverage Extension does not increase the Limit of Insurance.

3. Glass

- a. We will pay for expenses incurred to put up temporary plates or board up openings if repair or replacement of damaged glass is delayed.

- b. We will pay for expenses incurred to remove or replace obstructions when repairing or replacing glass that is part of a building. This does not include removing or replacing window displays.

This Coverage Extension **F.3.** does not increase the Limit of Insurance.

G. Definitions

1. "Fungus" means any type or form of fungus, including mold or mildew, and any mycotoxins, spores, scents or by-products produced or released by fungi.
2. "Specified causes of loss" means the following: fire; lightning; explosion; windstorm or hail; smoke; aircraft or vehicles; riot or civil commotion; vandalism; leakage from fire-extinguishing equipment; sinkhole collapse; volcanic action; falling objects; weight of snow, ice or sleet; water damage.
 - a. Sinkhole collapse means the sudden sinking or collapse of land into underground empty spaces created by the action of water on limestone or dolomite. This cause of loss does not include:
 - (1) The cost of filling sinkholes; or
 - (2) Sinking or collapse of land into man-made underground cavities.
 - b. Falling objects does not include loss or damage to:
 - (1) Personal property in the open; or
 - (2) The interior of a building or structure, or property inside a building or structure, unless the roof or an outside wall of the building or structure is first damaged by a falling object.

c. Water damage means:

- (1) Accidental discharge or leakage of water or steam as the direct result of the breaking apart or cracking of a plumbing, heating, air conditioning or other system or appliance (other than a sump system including its related equipment and parts), that is located on the described premises and contains water or steam; and
- (2) Accidental discharge or leakage of water or waterborne material as the direct result of the breaking apart or cracking of a water or sewer pipe that is located off the described premises and is part of a municipal potable water supply system or municipal sanitary sewer system, if the breakage or cracking is caused by wear and tear.

But water damage does not include loss or damage otherwise excluded under the terms of the Water Exclusion. Therefore, for example, there is no coverage under this policy in the situation in which discharge or leakage of water results from the breaking apart or cracking of a pipe which was caused by or related to weather-induced flooding, even if wear and tear contributed to the breakage or cracking. As another example, and also in accordance with the terms of the Water Exclusion, there is no coverage for loss or damage caused by or related to weather-induced flooding which follows or is exacerbated by pipe breakage or cracking attributable to wear and tear.

To the extent that accidental discharge or leakage of water falls within the criteria set forth in **c.(1)** or **c.(2)** of this definition of "specified causes of loss," such water is not subject to the provisions of the Water Exclusion which preclude coverage for surface water or water under the surface of the ground.

BUILDING AND PERSONAL PROPERTY COVERAGE FORM

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy, the words "you" and "your" refer to the Named Insured shown in the Declarations. The words "we", "us" and "our" refer to the company providing this insurance.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section **H. Definitions**.

A. Coverage

We will pay for direct physical loss of or damage to Covered Property at the premises described in the Declarations caused by or resulting from any Covered Cause of Loss.

1. Covered Property

Covered Property, as used in this Coverage Part, means the type of property described in this section, **A.1.**, and limited in **A.2.** Property Not Covered, if a Limit Of Insurance is shown in the Declarations for that type of property.

a. Building, meaning the building or structure described in the Declarations, including:

- (1) Completed additions;
- (2) Fixtures, including outdoor fixtures;
- (3) Permanently installed:
 - (a) Machinery; and
 - (b) Equipment;
- (4) Personal property owned by you that is used to maintain or service the building or structure or its premises, including:
 - (a) Fire-extinguishing equipment;
 - (b) Outdoor furniture;
 - (c) Floor coverings; and
 - (d) Appliances used for refrigerating, ventilating, cooking, dishwashing or laundering;
- (5) If not covered by other insurance:
 - (a) Additions under construction, alterations and repairs to the building or structure;
 - (b) Materials, equipment, supplies and temporary structures, on or within 100 feet of the described premises, used for making additions, alterations or repairs to the building or structure.

b. Your Business Personal Property consists of the following property located in or on the building or structure described in the Declarations or in the open (or in a vehicle) within 100 feet of the building or structure or within 100 feet of the premises described in the Declarations, whichever distance is greater:

- (1) Furniture and fixtures;
- (2) Machinery and equipment;
- (3) "Stock";
- (4) All other personal property owned by you and used in your business;
- (5) Labor, materials or services furnished or arranged by you on personal property of others;
- (6) Your use interest as tenant in improvements and betterments. Improvements and betterments are fixtures, alterations, installations or additions:
 - (a) Made a part of the building or structure you occupy but do not own; and
 - (b) You acquired or made at your expense but cannot legally remove;
- (7) Leased personal property for which you have a contractual responsibility to insure, unless otherwise provided for under Personal Property Of Others.

c. Personal Property Of Others that is:

- (1) In your care, custody or control; and
- (2) Located in or on the building or structure described in the Declarations or in the open (or in a vehicle) within 100 feet of the building or structure or within 100 feet of the premises described in the Declarations, whichever distance is greater.

However, our payment for loss of or damage to personal property of others will only be for the account of the owner of the property.

2. Property Not Covered

Covered Property does not include:

- a. Accounts, bills, currency, food stamps or other evidences of debt, money, notes or securities. Lottery tickets held for sale are not securities;
- b. Animals, unless owned by others and boarded by you, or if owned by you, only as "stock" while inside of buildings;
- c. Automobiles held for sale;
- d. Bridges, roadways, walks, patios or other paved surfaces;
- e. Contraband, or property in the course of illegal transportation or trade;
- f. The cost of excavations, grading, backfilling or filling;
- g. Foundations of buildings, structures, machinery or boilers if their foundations are below:
 - (1) The lowest basement floor; or
 - (2) The surface of the ground, if there is no basement;
- h. Land (including land on which the property is located), water, growing crops or lawns (other than lawns which are part of a vegetated roof);
- i. Personal property while airborne or waterborne;
- j. Bulkheads, pilings, piers, wharves or docks;
- k. Property that is covered under another coverage form of this or any other policy in which it is more specifically described, except for the excess of the amount due (whether you can collect on it or not) from that other insurance;
- l. Retaining walls that are not part of a building;
- m. Underground pipes, flues or drains;
- n. Electronic data, except as provided under the Additional Coverage, Electronic Data. Electronic data means information, facts or computer programs stored as or on, created or used on, or transmitted to or from computer software (including systems and applications software), on hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other repositories of computer software which are used with electronically controlled equipment. The term computer programs, referred to in the foregoing description of electronic data, means a set of related electronic instructions which direct the operations and functions of a computer or device connected to it, which enable the computer or device to receive, process, store, retrieve or send data. This paragraph, n., does not apply to your "stock" of prepackaged software, or to electronic data which is integrated in and operates or controls the building's elevator, lighting, heating, ventilation, air conditioning or security system;
- o. The cost to replace or restore the information on valuable papers and records, including those which exist as electronic data. Valuable papers and records include but are not limited to proprietary information, books of account, deeds, manuscripts, abstracts, drawings and card index systems. Refer to the Coverage Extension for Valuable Papers And Records (Other Than Electronic Data) for limited coverage for valuable papers and records other than those which exist as electronic data;
- p. Vehicles or self-propelled machines (including aircraft or watercraft) that:
 - (1) Are licensed for use on public roads; or
 - (2) Are operated principally away from the described premises.

This paragraph does not apply to:

- (a) Vehicles or self-propelled machines or autos you manufacture, process or warehouse;

- (b) Vehicles or self-propelled machines, other than autos, you hold for sale;
- (c) Rowboats or canoes out of water at the described premises; or
- (d) Trailers, but only to the extent provided for in the Coverage Extension for Non-owned Detached Trailers; or

q. The following property while outside of buildings:

- (1) Grain, hay, straw or other crops;
- (2) Fences, radio or television antennas (including satellite dishes) and their lead-in wiring, masts or towers, trees, shrubs or plants (other than trees, shrubs or plants which are "stock" or are part of a vegetated roof), all except as provided in the Coverage Extensions.

3. Covered Causes Of Loss

See applicable Causes Of Loss form as shown in the Declarations.

4. Additional Coverages

a. Debris Removal

- (1) Subject to Paragraphs (2), (3) and (4), we will pay your expense to remove debris of Covered Property and other debris that is on the described premises, when such debris is caused by or results from a Covered Cause of Loss that occurs during the policy period. The expenses will be paid only if they are reported to us in writing within 180 days of the date of direct physical loss or damage.
- (2) Debris Removal does not apply to costs to:
 - (a) Remove debris of property of yours that is not insured under this policy, or property in your possession that is not Covered Property;
 - (b) Remove debris of property owned by or leased to the landlord of the building where your described premises are located, unless you have a contractual responsibility to insure such property and it is insured under this policy;
 - (c) Remove any property that is Property Not Covered, including property addressed under the Outdoor Property Coverage Extension;

(d) Remove property of others of a type that would not be Covered Property under this Coverage Form;

(e) Remove deposits of mud or earth from the grounds of the described premises;

(f) Extract "pollutants" from land or water; or

(g) Remove, restore or replace polluted land or water.

(3) Subject to the exceptions in Paragraph

(4), the following provisions apply:

(a) The most we will pay for the total of direct physical loss or damage plus debris removal expense is the Limit of Insurance applicable to the Covered Property that has sustained loss or damage.

(b) Subject to (a) above, the amount we will pay for debris removal expense is limited to 25% of the sum of the deductible plus the amount that we pay for direct physical loss or damage to the Covered Property that has sustained loss or damage. However, if no Covered Property has sustained direct physical loss or damage, the most we will pay for removal of debris of other property (if such removal is covered under this Additional Coverage) is \$5,000 at each location.

(4) We will pay up to an additional \$25,000 for debris removal expense, for each location, in any one occurrence of physical loss or damage to Covered Property, if one or both of the following circumstances apply:

(a) The total of the actual debris removal expense plus the amount we pay for direct physical loss or damage exceeds the Limit of Insurance on the Covered Property that has sustained loss or damage.

(b) The actual debris removal expense exceeds 25% of the sum of the deductible plus the amount that we pay for direct physical loss or damage to the Covered Property that has sustained loss or damage.

Therefore, if **(4)(a)** and/or **(4)(b)** applies, our total payment for direct physical loss or damage and debris removal expense may reach but will never exceed the Limit of Insurance on the Covered Property that has sustained loss or damage, plus \$25,000.

(5) Examples

The following examples assume that there is no Coinsurance penalty.

Example 1

Limit of Insurance:	\$ 90,000
Amount of Deductible:	\$ 500
Amount of Loss:	\$ 50,000
Amount of Loss Payable:	\$ 49,500
	(\$50,000 – \$500)
Debris Removal Expense:	\$ 10,000
Debris Removal Expense Payable:	\$ 10,000
	(\$10,000 is 20% of \$50,000.)

The debris removal expense is less than 25% of the sum of the loss payable plus the deductible. The sum of the loss payable and the debris removal expense (\$49,500 + \$10,000 = \$59,500) is less than the Limit of Insurance. Therefore, the full amount of debris removal expense is payable in accordance with the terms of Paragraph **(3)**.

Example 2

Limit of Insurance:	\$ 90,000
Amount of Deductible:	\$ 500
Amount of Loss:	\$ 80,000
Amount of Loss Payable:	\$ 79,500
	(\$80,000 – \$500)
Debris Removal Expense:	\$ 40,000
Debris Removal Expense Payable	
Basic Amount:	\$ 10,500
Additional Amount:	\$ 25,000

The basic amount payable for debris removal expense under the terms of Paragraph **(3)** is calculated as follows: \$80,000 (\$79,500 + \$500) x .25 = \$20,000, capped at \$10,500. The cap applies because the sum of the loss payable (\$79,500) and the basic amount payable for debris removal expense (\$10,500) cannot exceed the Limit of Insurance (\$90,000).

The additional amount payable for debris removal expense is provided in accordance with the terms of Paragraph **(4)**, because the debris removal expense (\$40,000) exceeds 25% of the loss payable plus the deductible (\$40,000 is 50% of \$80,000), and because the sum of the loss payable and debris removal expense (\$79,500 + \$40,000 = \$119,500) would exceed the Limit of Insurance (\$90,000). The additional amount of covered debris removal expense is \$25,000, the maximum payable under Paragraph **(4)**. Thus, the total payable for debris removal expense in this example is \$35,500; \$4,500 of the debris removal expense is not covered.

b. Preservation Of Property

If it is necessary to move Covered Property from the described premises to preserve it from loss or damage by a Covered Cause of Loss, we will pay for any direct physical loss or damage to that property:

- (1)** While it is being moved or while temporarily stored at another location; and
- (2)** Only if the loss or damage occurs within 30 days after the property is first moved.

c. Fire Department Service Charge

When the fire department is called to save or protect Covered Property from a Covered Cause of Loss, we will pay up to \$1,000 for service at each premises described in the Declarations, unless a higher limit is shown in the Declarations. Such limit is the most we will pay regardless of the number of responding fire departments or fire units, and regardless of the number or type of services performed.

This Additional Coverage applies to your liability for fire department service charges:

- (1)** Assumed by contract or agreement prior to loss; or
- (2)** Required by local ordinance.

No Deductible applies to this Additional Coverage.

d. Pollutant Clean-up And Removal

We will pay your expense to extract "pollutants" from land or water at the described premises if the discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused by or results from a Covered Cause of Loss that occurs during the policy period. The expenses will be paid only if they are reported to us in writing within 180 days of the date on which the Covered Cause of Loss occurs.

This Additional Coverage does not apply to costs to test for, monitor or assess the existence, concentration or effects of "pollutants". But we will pay for testing which is performed in the course of extracting the "pollutants" from the land or water.

The most we will pay under this Additional Coverage for each described premises is

\$10,000 for the sum of all covered expenses arising out of Covered Causes of Loss occurring during each separate 12-month period of this policy.

e. Increased Cost Of Construction

- (1) This Additional Coverage applies only to buildings to which the Replacement Cost Optional Coverage applies.
- (2) In the event of damage by a Covered Cause of Loss to a building that is Covered Property, we will pay the increased costs incurred to comply with the minimum standards of an ordinance or law in the course of repair, rebuilding or replacement of damaged parts of that property, subject to the limitations stated in **e.(3)** through **e.(9)** of this Additional Coverage.
- (3) The ordinance or law referred to in **e.(2)** of this Additional Coverage is an ordinance or law that regulates the construction or repair of buildings or establishes zoning or land use requirements at the described premises and is in force at the time of loss.
- (4) Under this Additional Coverage, we will not pay any costs due to an ordinance or law that:
 - (a) You were required to comply with before the loss, even when the building was undamaged; and
 - (b) You failed to comply with.

- (5) Under this Additional Coverage, we will not pay for:

- (a) The enforcement of or compliance with any ordinance or law which requires demolition, repair, replacement, reconstruction, remodeling or remediation of property due to contamination by "pollutants" or due to the presence, growth, proliferation, spread or any activity of "fungus", wet or dry rot or bacteria; or
 - (b) Any costs associated with the enforcement of or compliance with an ordinance or law which requires any insured or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants", "fungus", wet or dry rot or bacteria.
- (6) The most we will pay under this Additional Coverage, for each described building insured under this Coverage Form, is \$10,000 or 5% of the Limit of Insurance applicable to that building, whichever is less. If a damaged building is covered under a blanket Limit of Insurance which applies to more than one building or item of property, then the most we will pay under this Additional Coverage, for that damaged building, is the lesser of \$10,000 or 5% times the value of the damaged building as of the time of loss times the applicable Coinsurance percentage.
- The amount payable under this Additional Coverage is additional insurance.

- (7) With respect to this Additional Coverage:

- (a) We will not pay for the Increased Cost of Construction:
 - (i) Until the property is actually repaired or replaced at the same or another premises; and
 - (ii) Unless the repair or replacement is made as soon as reasonably possible after the loss or damage, not to exceed two years. We may extend this period in writing during the two years.

- (b) If the building is repaired or replaced at the same premises, or if you elect to rebuild at another premises, the most we will pay for the Increased Cost of Construction, subject to the provisions of **e.(6)** of this Additional Coverage, is the increased cost of construction at the same premises.
- (c) If the ordinance or law requires relocation to another premises, the most we will pay for the Increased Cost of Construction, subject to the provisions of **e.(6)** of this Additional Coverage, is the increased cost of construction at the new premises.
- (8) This Additional Coverage is not subject to the terms of the Ordinance Or Law Exclusion to the extent that such Exclusion would conflict with the provisions of this Additional Coverage.
- (9) The costs addressed in the Loss Payment and Valuation Conditions and the Replacement Cost Optional Coverage, in this Coverage Form, do not include the increased cost attributable to enforcement of or compliance with an ordinance or law. The amount payable under this Additional Coverage, as stated in **e.(6)** of this Additional Coverage, is not subject to such limitation.

f. Electronic Data

- (1) Under this Additional Coverage, electronic data has the meaning described under Property Not Covered, Electronic Data. This Additional Coverage does not apply to your "stock" of prepackaged software, or to electronic data which is integrated in and operates or controls the building's elevator, lighting, heating, ventilation, air conditioning or security system.
- (2) Subject to the provisions of this Additional Coverage, we will pay for the cost to replace or restore electronic data which has been destroyed or corrupted by a Covered Cause of Loss. To the extent that electronic data is not replaced or restored, the loss will be valued at the cost of replacement of the media on which the electronic data was stored, with blank media of substantially identical type.

- (3) The Covered Causes of Loss applicable to Your Business Personal Property apply to this Additional Coverage, Electronic Data, subject to the following:
 - (a) If the Causes Of Loss – Special Form applies, coverage under this Additional Coverage, Electronic Data, is limited to the "specified causes of loss" as defined in that form and Collapse as set forth in that form.
 - (b) If the Causes Of Loss – Broad Form applies, coverage under this Additional Coverage, Electronic Data, includes Collapse as set forth in that form.
 - (c) If the Causes Of Loss form is endorsed to add a Covered Cause of Loss, the additional Covered Cause of Loss does not apply to the coverage provided under this Additional Coverage, Electronic Data.
 - (d) The Covered Causes of Loss include a virus, harmful code or similar instruction introduced into or enacted on a computer system (including electronic data) or a network to which it is connected, designed to damage or destroy any part of the system or disrupt its normal operation. But there is no coverage for loss or damage caused by or resulting from manipulation of a computer system (including electronic data) by any employee, including a temporary or leased employee, or by an entity retained by you or for you to inspect, design, install, modify, maintain, repair or replace that system.

- (4) The most we will pay under this Additional Coverage, Electronic Data, is \$2,500 (unless a higher limit is shown in the Declarations) for all loss or damage sustained in any one policy year, regardless of the number of occurrences of loss or damage or the number of premises, locations or computer systems involved. If loss payment on the first occurrence does not exhaust this amount, then the balance is available for subsequent loss or damage sustained in but not after that policy year. With respect to an occurrence which begins in one policy year and continues or results in additional loss or damage in a subsequent policy year(s), all loss or damage is deemed to be sustained in the policy year in which the occurrence began.

5. Coverage Extensions

Except as otherwise provided, the following Extensions apply to property located in or on the building described in the Declarations or in the open (or in a vehicle) within 100 feet of the described premises.

If a Coinsurance percentage of 80% or more, or a Value Reporting period symbol, is shown in the Declarations, you may extend the insurance provided by this Coverage Part as follows:

a. Newly Acquired Or Constructed Property

(1) Buildings

If this policy covers Building, you may extend that insurance to apply to:

- (a) Your new buildings while being built on the described premises; and
- (b) Buildings you acquire at locations, other than the described premises, intended for:
 - (i) Similar use as the building described in the Declarations; or
 - (ii) Use as a warehouse.

The most we will pay for loss or damage under this Extension is \$250,000 at each building.

(2) Your Business Personal Property

- (a) If this policy covers Your Business Personal Property, you may extend that insurance to apply to:
 - (i) Business personal property, including such property that you newly acquire, at any location you acquire other than at fairs, trade shows or exhibitions; or
 - (ii) Business personal property, including such property that you newly acquire, located at your newly constructed or acquired buildings at the location described in the Declarations.

The most we will pay for loss or damage under this Extension is \$100,000 at each building.

- (b) This Extension does not apply to:
 - (i) Personal property of others that is temporarily in your possession in the course of installing or performing work on such property; or
 - (ii) Personal property of others that is temporarily in your possession in the course of your manufacturing or wholesaling activities.

(3) Period Of Coverage

With respect to insurance provided under this Coverage Extension for Newly Acquired Or Constructed Property, coverage will end when any of the following first occurs:

- (a) This policy expires;
- (b) 30 days expire after you acquire the property or begin construction of that part of the building that would qualify as covered property; or
- (c) You report values to us.

We will charge you additional premium for values reported from the date you acquire the property or begin construction of that part of the building that would qualify as covered property.

b. Personal Effects And Property Of Others

You may extend the insurance that applies to Your Business Personal Property to apply to:

- (1) Personal effects owned by you, your officers, your partners or members, your managers or your employees. This Extension does not apply to loss or damage by theft.
- (2) Personal property of others in your care, custody or control.

The most we will pay for loss or damage under this Extension is \$2,500 at each described premises. Our payment for loss of or damage to personal property of others will only be for the account of the owner of the property.

c. Valuable Papers And Records (Other Than Electronic Data)

- (1) You may extend the insurance that applies to Your Business Personal Property to apply to the cost to replace or restore the lost information on valuable papers and records for which duplicates do not exist. But this Extension does not apply to valuable papers and records which exist as electronic data. Electronic data has the meaning described under Property Not Covered, Electronic Data.
- (2) If the Causes Of Loss – Special Form applies, coverage under this Extension is limited to the "specified causes of loss" as defined in that form and Collapse as set forth in that form.
- (3) If the Causes Of Loss – Broad Form applies, coverage under this Extension includes Collapse as set forth in that form.
- (4) Under this Extension, the most we will pay to replace or restore the lost information is \$2,500 at each described premises, unless a higher limit is shown in the Declarations. Such amount is additional insurance. We will also pay for the cost of blank material for reproducing the records (whether or not duplicates exist) and (when there is a duplicate) for the cost of labor to transcribe or copy the records. The costs of blank material and labor are subject to the applicable Limit of Insurance on Your Business Personal Property and, therefore, coverage of such costs is not additional insurance.

d. Property Off-premises

- (1) You may extend the insurance provided by this Coverage Form to apply to your Covered Property while it is away from the described premises, if it is:
 - (a) Temporarily at a location you do not own, lease or operate;
 - (b) In storage at a location you lease, provided the lease was executed after the beginning of the current policy term; or
 - (c) At any fair, trade show or exhibition.
- (2) This Extension does not apply to property:
 - (a) In or on a vehicle; or
 - (b) In the care, custody or control of your salespersons, unless the property is in such care, custody or control at a fair, trade show or exhibition.
- (3) The most we will pay for loss or damage under this Extension is \$10,000.

e. Outdoor Property

You may extend the insurance provided by this Coverage Form to apply to your outdoor fences, radio and television antennas (including satellite dishes), trees, shrubs and plants (other than trees, shrubs or plants which are "stock" or are part of a vegetated roof), including debris removal expense, caused by or resulting from any of the following causes of loss if they are Covered Causes of Loss:

- (1) Fire;
- (2) Lightning;
- (3) Explosion;
- (4) Riot or Civil Commotion; or
- (5) Aircraft.

The most we will pay for loss or damage under this Extension is \$1,000, but not more than \$250 for any one tree, shrub or plant. These limits apply to any one occurrence, regardless of the types or number of items lost or damaged in that occurrence.

Subject to all aforementioned terms and limitations of coverage, this Coverage Extension includes the expense of removing from the described premises the debris of trees, shrubs and plants which are the property of others, except in the situation in which you are a tenant and such property is owned by the landlord of the described premises.

f. Non-owned Detached Trailers

- (1) You may extend the insurance that applies to Your Business Personal Property to apply to loss or damage to trailers that you do not own, provided that:
 - (a) The trailer is used in your business;
 - (b) The trailer is in your care, custody or control at the premises described in the Declarations; and
 - (c) You have a contractual responsibility to pay for loss or damage to the trailer.
- (2) We will not pay for any loss or damage that occurs:
 - (a) While the trailer is attached to any motor vehicle or motorized conveyance, whether or not the motor vehicle or motorized conveyance is in motion;
 - (b) During hitching or unhitching operations, or when a trailer becomes accidentally unhitched from a motor vehicle or motorized conveyance.
- (3) The most we will pay for loss or damage under this Extension is \$5,000, unless a higher limit is shown in the Declarations.
- (4) This insurance is excess over the amount due (whether you can collect on it or not) from any other insurance covering such property.

g. Business Personal Property Temporarily In Portable Storage Units

- (1) You may extend the insurance that applies to Your Business Personal Property to apply to such property while temporarily stored in a portable storage unit (including a detached trailer) located within 100 feet of the building or structure described in the Declarations or within 100 feet of the premises described in the Declarations, whichever distance is greater.

- (2) If the applicable Covered Causes of Loss form or endorsement contains a limitation or exclusion concerning loss or damage from sand, dust, sleet, snow, ice or rain to property in a structure, such limitation or exclusion also applies to property in a portable storage unit.

(3) Coverage under this Extension:

- (a) Will end 90 days after the business personal property has been placed in the storage unit;
 - (b) Does not apply if the storage unit itself has been in use at the described premises for more than 90 consecutive days, even if the business personal property has been stored there for 90 or fewer days as of the time of loss or damage.
- (4) Under this Extension, the most we will pay for the total of all loss or damage to business personal property is \$10,000 (unless a higher limit is indicated in the Declarations for such Extension) regardless of the number of storage units. Such limit is part of, not in addition to, the applicable Limit of Insurance on Your Business Personal Property. Therefore, payment under this Extension will not increase the applicable Limit of Insurance on Your Business Personal Property.
- (5) This Extension does not apply to loss or damage otherwise covered under this Coverage Form or any endorsement to this Coverage Form or policy, and does not apply to loss or damage to the storage unit itself.

Each of these Extensions is additional insurance unless otherwise indicated. The Additional Condition, Coinsurance, does not apply to these Extensions.

B. Exclusions And Limitations

See applicable Causes Of Loss form as shown in the Declarations.

C. Limits Of Insurance

The most we will pay for loss or damage in any one occurrence is the applicable Limit Of Insurance shown in the Declarations.

The most we will pay for loss or damage to outdoor signs, whether or not the sign is attached to a building, is \$2,500 per sign in any one occurrence.

The amounts of insurance stated in the following Additional Coverages apply in accordance with the terms of such coverages and are separate from the Limit(s) Of Insurance shown in the Declarations for any other coverage:

1. Fire Department Service Charge;
2. Pollutant Clean-up And Removal;
3. Increased Cost Of Construction; and
4. Electronic Data.

Payments under the Preservation Of Property Additional Coverage will not increase the applicable Limit of Insurance.

D. Deductible

In any one occurrence of loss or damage (hereinafter referred to as loss), we will first reduce the amount of loss if required by the Coinsurance Condition or the Agreed Value Optional Coverage. If the adjusted amount of loss is less than or equal to the Deductible, we will not pay for that loss. If the adjusted amount of loss exceeds the Deductible, we will then subtract the Deductible from the adjusted amount of loss and will pay the resulting amount or the Limit of Insurance, whichever is less.

When the occurrence involves loss to more than one item of Covered Property and separate Limits of Insurance apply, the losses will not be combined in determining application of the Deductible. But the Deductible will be applied only once per occurrence.

Example 1

(This example assumes there is no Coinsurance penalty.)

Deductible:	\$ 250
Limit of Insurance – Building 1:	\$ 60,000
Limit of Insurance – Building 2:	\$ 80,000
Loss to Building 1:	\$ 60,100
Loss to Building 2:	\$ 90,000

The amount of loss to Building 1 (\$60,100) is less than the sum (\$60,250) of the Limit of Insurance applicable to Building 1 plus the Deductible.

The Deductible will be subtracted from the amount of loss in calculating the loss payable for Building 1:

$$\begin{array}{r} \$ 60,100 \\ - \quad 250 \\ \hline \end{array}$$

\$ 59,850 Loss Payable – Building 1

The Deductible applies once per occurrence and therefore is not subtracted in determining the amount of loss payable for Building 2. Loss payable for Building 2 is the Limit of Insurance of \$80,000.

Total amount of loss payable:

$$\$59,850 + \$80,000 = \$139,850$$

Example 2

(This example, too, assumes there is no Coinsurance penalty.)

The Deductible and Limits of Insurance are the same as those in Example 1.

Loss to Building 1: \$ 70,000
 (Exceeds Limit of Insurance plus Deductible)

Loss to Building 2: \$ 90,000
 (Exceeds Limit of Insurance plus Deductible)

Loss Payable – Building 1: \$ 60,000
 (Limit of Insurance)

Loss Payable – Building 2: \$ 80,000
 (Limit of Insurance)

Total amount of loss payable: \$ 140,000

E. Loss Conditions

The following conditions apply in addition to the Common Policy Conditions and the Commercial Property Conditions:

1. Abandonment

There can be no abandonment of any property to us.

2. Appraisal

If we and you disagree on the value of the property or the amount of loss, either may make written demand for an appraisal of the loss. In this event, each party will select a competent and impartial appraiser. The two appraisers will select an umpire. If they cannot agree, either may request that selection be made by a judge of a court having jurisdiction. The appraisers will state separately the value of the property and amount of loss. If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

- a. Pay its chosen appraiser; and
- b. Bear the other expenses of the appraisal and umpire equally.

If there is an appraisal, we will still retain our right to deny the claim.

3. Duties In The Event Of Loss Or Damage

- a. You must see that the following are done in the event of loss or damage to Covered Property:

- (1) Notify the police if a law may have been broken.

- (2) Give us prompt notice of the loss or damage. Include a description of the property involved.
 - (3) As soon as possible, give us a description of how, when and where the loss or damage occurred.
 - (4) Take all reasonable steps to protect the Covered Property from further damage, and keep a record of your expenses necessary to protect the Covered Property, for consideration in the settlement of the claim. This will not increase the Limit of Insurance. However, we will not pay for any subsequent loss or damage resulting from a cause of loss that is not a Covered Cause of Loss. Also, if feasible, set the damaged property aside and in the best possible order for examination.
 - (5) At our request, give us complete inventories of the damaged and undamaged property. Include quantities, costs, values and amount of loss claimed.
 - (6) As often as may be reasonably required, permit us to inspect the property proving the loss or damage and examine your books and records.
 Also, permit us to take samples of damaged and undamaged property for inspection, testing and analysis, and permit us to make copies from your books and records.
 - (7) Send us a signed, sworn proof of loss containing the information we request to investigate the claim. You must do this within 60 days after our request. We will supply you with the necessary forms.
 - (8) Cooperate with us in the investigation or settlement of the claim.
- b.** We may examine any insured under oath, while not in the presence of any other insured and at such times as may be reasonably required, about any matter relating to this insurance or the claim, including an insured's books and records. In the event of an examination, an insured's answers must be signed.

4. Loss Payment

- a.** In the event of loss or damage covered by this Coverage Form, at our option, we will either:
 - (1) Pay the value of lost or damaged property;
 - (2) Pay the cost of repairing or replacing the lost or damaged property, subject to **b.** below;
 - (3) Take all or any part of the property at an agreed or appraised value; or
 - (4) Repair, rebuild or replace the property with other property of like kind and quality, subject to **b.** below.

We will determine the value of lost or damaged property, or the cost of its repair or replacement, in accordance with the applicable terms of the Valuation Condition in this Coverage Form or any applicable provision which amends or supersedes the Valuation Condition.
- b.** The cost to repair, rebuild or replace does not include the increased cost attributable to enforcement of or compliance with any ordinance or law regulating the construction, use or repair of any property.
- c.** We will give notice of our intentions within 30 days after we receive the sworn proof of loss.
- d.** We will not pay you more than your financial interest in the Covered Property.
- e.** We may adjust losses with the owners of lost or damaged property if other than you. If we pay the owners, such payments will satisfy your claims against us for the owners' property. We will not pay the owners more than their financial interest in the Covered Property.
- f.** We may elect to defend you against suits arising from claims of owners of property. We will do this at our expense.
- g.** We will pay for covered loss or damage within 30 days after we receive the sworn proof of loss, if you have complied with all of the terms of this Coverage Part, and:
 - (1) We have reached agreement with you on the amount of loss; or
 - (2) An appraisal award has been made.

- h.** A party wall is a wall that separates and is common to adjoining buildings that are owned by different parties. In settling covered losses involving a party wall, we will pay a proportion of the loss to the party wall based on your interest in the wall in proportion to the interest of the owner of the adjoining building. However, if you elect to repair or replace your building and the owner of the adjoining building elects not to repair or replace that building, we will pay you the full value of the loss to the party wall,

subject to all applicable policy provisions including Limits of Insurance, the Valuation and Coinsurance Conditions and all other provisions of this Loss Payment Condition. Our payment under the provisions of this paragraph does not alter any right of subrogation we may have against any entity, including the owner or insurer of the adjoining building, and does not alter the terms of the Transfer Of Rights Of Recovery Against Others To Us Condition in this policy.

5. Recovered Property

If either you or we recover any property after loss settlement, that party must give the other prompt notice. At your option, the property will be returned to you. You must then return to us the amount we paid to you for the property. We will pay recovery expenses and the expenses to repair the recovered property, subject to the Limit of Insurance.

6. Vacancy

a. Description Of Terms

- (1)** As used in this Vacancy Condition, the term building and the term vacant have the meanings set forth in **(1)(a)** and **(1)(b)** below:
- (a)** When this policy is issued to a tenant, and with respect to that tenant's interest in Covered Property, building means the unit or suite rented or leased to the tenant. Such building is vacant when it does not contain enough business personal property to conduct customary operations.

- (b)** When this policy is issued to the owner or general lessee of a building, building means the entire building. Such building is vacant unless at least 31% of its total square footage is:

- (i)** Rented to a lessee or sublessee and used by the lessee or sublessee to conduct its customary operations; and/or
- (ii)** Used by the building owner to conduct customary operations.

- (2)** Buildings under construction or renovation are not considered vacant.

b. Vacancy Provisions

If the building where loss or damage occurs has been vacant for more than 60 consecutive days before that loss or damage occurs:

- (1)** We will not pay for any loss or damage caused by any of the following, even if they are Covered Causes of Loss:
- (a)** Vandalism;
- (b)** Sprinkler leakage, unless you have protected the system against freezing;
- (c)** Building glass breakage;
- (d)** Water damage;
- (e)** Theft; or
- (f)** Attempted theft.
- (2)** With respect to Covered Causes of Loss other than those listed in **b.(1)(a)** through **b.(1)(f)** above, we will reduce the amount we would otherwise pay for the loss or damage by 15%.

7. Valuation

We will determine the value of Covered Property in the event of loss or damage as follows:

- a.** At actual cash value as of the time of loss or damage, except as provided in **b.**, **c.**, **d.** and **e.** below.
- b.** If the Limit of Insurance for Building satisfies the Additional Condition, Coinsurance, and the cost to repair or replace the damaged building property is \$2,500 or less, we will pay the cost of building repairs or replacement.

The cost of building repairs or replacement does not include the increased cost attributable to enforcement of or compliance with any ordinance or law regulating the construction, use or repair of any property.

However, the following property will be valued at the actual cash value, even when attached to the building:

- (1) Awnings or floor coverings;
 - (2) Appliances for refrigerating, ventilating, cooking, dishwashing or laundering; or
 - (3) Outdoor equipment or furniture.
- c. "Stock" you have sold but not delivered at the selling price less discounts and expenses you otherwise would have had.
- d. Glass at the cost of replacement with safety-glazing material if required by law.
- e. Tenants' Improvements and Betterments at:
- (1) Actual cash value of the lost or damaged property if you make repairs promptly.
 - (2) A proportion of your original cost if you do not make repairs promptly. We will determine the proportionate value as follows:
 - (a) Multiply the original cost by the number of days from the loss or damage to the expiration of the lease; and
 - (b) Divide the amount determined in (a) above by the number of days from the installation of improvements to the expiration of the lease.
- If your lease contains a renewal option, the expiration of the renewal option period will replace the expiration of the lease in this procedure.
- (3) Nothing if others pay for repairs or replacement.

F. Additional Conditions

The following conditions apply in addition to the Common Policy Conditions and the Commercial Property Conditions:

1. Coinsurance

If a Coinsurance percentage is shown in the Declarations, the following condition applies:

- a. We will not pay the full amount of any loss if the value of Covered Property at the time of loss times the Coinsurance percentage shown for it in the Declarations is greater than the Limit of Insurance for the property.

Instead, we will determine the most we will pay using the following steps:

- (1) Multiply the value of Covered Property at the time of loss by the Coinsurance percentage;
- (2) Divide the Limit of Insurance of the property by the figure determined in Step (1);
- (3) Multiply the total amount of loss, before the application of any deductible, by the figure determined in Step (2); and
- (4) Subtract the deductible from the figure determined in Step (3).

We will pay the amount determined in Step (4) or the Limit of Insurance, whichever is less. For the remainder, you will either have to rely on other insurance or absorb the loss yourself.

Example 1 (Underinsurance)

When:	The value of the property is:	\$ 250,000
	The Coinsurance percentage for it is:	80%
	The Limit of Insurance for it is:	\$ 100,000
	The Deductible is:	\$250
	The amount of loss is:	\$ 40,000

Step (1): $\$250,000 \times 80\% = \$200,000$

(the minimum amount of insurance to meet your Coinsurance requirements)

Step (2): $\$100,000 \div \$200,000 = .50$

Step (3): $\$40,000 \times .50 = \$20,000$

Step (4): $\$20,000 - \$250 = \$19,750$

We will pay no more than \$19,750. The remaining \$20,250 is not covered.

Example 2 (Adequate Insurance)

When:	The value of the property is:	\$ 250,000
	The Coinsurance percentage for it is:	80%
	The Limit of Insurance for it is:	\$ 200,000
	The Deductible is:	\$250
	The amount of loss is:	\$ 40,000

The minimum amount of insurance to meet your Coinsurance requirement is \$200,000 ($\$250,000 \times 80\%$). Therefore, the Limit of Insurance in this example is adequate, and no penalty applies. We will pay no more than \$39,750 (\$40,000 amount of loss minus the deductible of \$250).

- b. If one Limit of Insurance applies to two or more separate items, this condition will apply to the total of all property to which the limit applies.

Example 3

When: The value of the property is:

Building at Location 1:	\$ 75,000
Building at Location 2:	\$ 100,000
Personal Property at Location 2:	\$ 75,000
	\$ 250,000

The Coinsurance percentage
for it is: 90%

The Limit of Insurance for
Buildings and Personal Property
at Locations 1 and 2 is: \$ 180,000

The Deductible is: \$1,000

The amount of loss is:

Building at Location 2:	\$ 30,000
Personal Property at Location 2:	\$ 20,000
	\$ 50,000

Step (1): $\$250,000 \times 90\% = \$225,000$

(the minimum amount of insurance to
meet your Coinsurance requirements
and to avoid the penalty shown below)

Step (2): $\$180,000 \div \$225,000 = .80$

Step (3): $\$50,000 \times .80 = \$40,000$

Step (4): $\$40,000 - \$1,000 = \$39,000$

We will pay no more than \$39,000. The remaining
\$11,000 is not covered.

2. Mortgageholders

- a. The term mortgageholder includes trustee.
- b. We will pay for covered loss of or damage to buildings or structures to each mortgageholder shown in the Declarations in their order of precedence, as interests may appear.
- c. The mortgageholder has the right to receive loss payment even if the mortgageholder has started foreclosure or similar action on the building or structure.
- d. If we deny your claim because of your acts or because you have failed to comply with the terms of this Coverage Part, the mortgageholder will still have the right to receive loss payment if the mortgageholder:

- (1) Pays any premium due under this Coverage Part at our request if you have failed to do so;

- (2) Submits a signed, sworn proof of loss within 60 days after receiving notice from us of your

failure to do so; and

- (3) Has notified us of any change in ownership, occupancy or substantial change in risk known to the mortgageholder.

All of the terms of this Coverage Part will then apply directly to the mortgageholder.

- e. If we pay the mortgageholder for any loss or damage and deny payment to you because of your acts or because you have failed to comply with the terms of this Coverage Part:

- (1) The mortgageholder's rights under the mortgage will be transferred to us to the extent of the amount we pay; and
- (2) The mortgageholder's right to recover the full amount of the mortgageholder's claim will not be impaired.

At our option, we may pay to the mortgageholder the whole principal on the mortgage plus any accrued interest. In this event your mortgage and note will be transferred to us and you will pay your remaining mortgage debt to us.

- f. If we cancel this policy, we will give written notice to the mortgageholder at least:

- (1) 10 days before the effective date of cancellation if we cancel for your nonpayment of premium; or
- (2) 30 days before the effective date of cancellation if we cancel for any other reason.

- g. If we elect not to renew this policy, we will give written notice to the mortgageholder at least 10 days before the expiration date of this policy.

G. Optional Coverages

If shown as applicable in the Declarations, the following Optional Coverages apply separately to each item:

1. Agreed Value

- a. The Additional Condition, Coinsurance, does not apply to Covered Property to which this Optional Coverage applies. We will pay no more for loss of or damage to that property than the proportion that the Limit of Insurance under this Coverage Part for the property bears to the Agreed Value shown for it in the Declarations.
- b. If the expiration date for this Optional Coverage shown in the Declarations is not extended, the Additional Condition, Coinsurance, is reinstated and this Optional Coverage expires.

- c. The terms of this Optional Coverage apply only to loss or damage that occurs:
 - (1) On or after the effective date of this Optional Coverage; and
 - (2) Before the Agreed Value expiration date shown in the Declarations or the policy expiration date, whichever occurs first.

2. Inflation Guard

- a. The Limit of Insurance for property to which this Optional Coverage applies will automatically increase by the annual percentage shown in the Declarations.
- b. The amount of increase will be:
 - (1) The Limit of Insurance that applied on the most recent of the policy inception date, the policy anniversary date, or any other policy change amending the Limit of Insurance, times
 - (2) The percentage of annual increase shown in the Declarations, expressed as a decimal (example: 8% is .08), times
 - (3) The number of days since the beginning of the current policy year or the effective date of the most recent policy change amending the Limit of Insurance, divided by 365.

Example

If: The applicable Limit of Insurance is: \$ 100,000
 The annual percentage increase is: 8%
 The number of days since the beginning of the policy year (or last policy change) is: 146
 The amount of increase is:

$$\$100,000 \times .08 \times 146 \div 365 = \$ 3,200$$

3. Replacement Cost

- a. Replacement Cost (without deduction for depreciation) replaces Actual Cash Value in the Valuation Loss Condition of this Coverage Form.
- b. This Optional Coverage does not apply to:
 - (1) Personal property of others;
 - (2) Contents of a residence;
 - (3) Works of art, antiques or rare articles, including etchings, pictures, statuary, marbles, bronzes, porcelains and bric-a-brac; or

- (4) "Stock", unless the Including "Stock" option is shown in the Declarations.

Under the terms of this Replacement Cost Optional Coverage, tenants' improvements and betterments are not considered to be the personal property of others.

- c. You may make a claim for loss or damage covered by this insurance on an actual cash value basis instead of on a replacement cost basis. In the event you elect to have loss or damage settled on an actual cash value basis, you may still make a claim for the additional coverage this Optional Coverage provides if you notify us of your intent to do so within 180 days after the loss or damage.
- d. We will not pay on a replacement cost basis for any loss or damage:
 - (1) Until the lost or damaged property is actually repaired or replaced; and
 - (2) Unless the repair or replacement is made as soon as reasonably possible after the loss or damage.

With respect to tenants' improvements and betterments, the following also apply:

- (3) If the conditions in d.(1) and d.(2) above are not met, the value of tenants' improvements and betterments will be determined as a proportion of your original cost, as set forth in the Valuation Loss Condition of this Coverage Form; and
- (4) We will not pay for loss or damage to tenants' improvements and betterments if others pay for repairs or replacement.
- e. We will not pay more for loss or damage on a replacement cost basis than the least of (1), (2) or (3), subject to f. below:
 - (1) The Limit of Insurance applicable to the lost or damaged property;
 - (2) The cost to replace the lost or damaged property with other property:
 - (a) Of comparable material and quality; and
 - (b) Used for the same purpose; or
 - (3) The amount actually spent that is necessary to repair or replace the lost or damaged property.

If a building is rebuilt at a new premises, the cost described in e.(2) above is limited to the cost which would have been incurred if the building had been rebuilt at the original premises.

- f. The cost of repair or replacement does not include the increased cost attributable to enforcement of or compliance with any ordinance or law regulating the construction, use or repair of any property.

4. Extension Of Replacement Cost To Personal Property Of Others

- a. If the Replacement Cost Optional Coverage is shown as applicable in the Declarations, then this Extension may also be shown as applicable. If the Declarations show this Extension as applicable, then Paragraph **3.b.(1)** of the Replacement Cost Optional Coverage is deleted and all other provisions of the Replacement Cost Optional Coverage apply to replacement cost on personal property of others.

- b. With respect to replacement cost on the personal property of others, the following limitation applies:

If an item(s) of personal property of others is subject to a written contract which governs your liability for loss or damage to that item(s), then valuation of that item(s) will be based on the amount for which you are liable under such contract, but not to exceed the lesser of the replacement cost of the property or the applicable Limit of Insurance.

H. Definitions

1. "Fungus" means any type or form of fungus, including mold or mildew, and any mycotoxins, spores, scents or by-products produced or released by fungi.
2. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.
3. "Stock" means merchandise held in storage or for sale, raw materials and in-process or finished goods, including supplies used in their packing or shipping.

COMMERCIAL PROPERTY
CP 00 38 10 12

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**DISCHARGE FROM SEWER, DRAIN OR SUMP
 (NOT FLOOD-RELATED)**

This endorsement modifies insurance provided under the following:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM
 BUSINESS INCOME (AND EXTRA EXPENSE) COVERAGE FORM
 BUSINESS INCOME (WITHOUT EXTRA EXPENSE) COVERAGE FORM CONDOMINIUM ASSOCIATION
 COVERAGE FORM
 CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM
 EXTRA EXPENSE COVERAGE FORM
 TOBACCO SALES WAREHOUSES COVERAGE FORM

SCHEDULE

Premises Number	Building Number	Discharge Limit (Property Damage)	Discharge Limit (Business Interruption)	Annual Aggregate Limitation Applies
		\$	\$	☐
		\$	\$	☐
		\$	\$	☐
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.				

A. If a Discharge Limit for Property Damage is entered in the Schedule, the following applies:

With respect to the premises identified in the Schedule, we will pay for direct physical loss or damage to Covered Property, caused by or resulting from discharge of water or waterborne material from a sewer, drain or sump located on the described premises, provided such discharge is not induced by flood or flood-related conditions.

The aforementioned references to flood include surface water, waves (including tidal wave and tsunami), tides, tidal water, and overflow of any body of water, including storm surge.

For the purpose of this endorsement, the term drain includes a roof drain and related fixtures.

B. If a Discharge Limit for Business Interruption is entered in the Schedule, the following applies:

With respect to the premises identified in the Schedule, we will pay for business income loss and/or extra expense in accordance with the terms of the Coverage Form applicable to such premises under your policy, when such loss or expense arises out of the direct physical loss or damage described in Paragraph A.

C. There is no coverage under this endorsement if:

- 1.** The discharge results from an insured's failure to perform routine maintenance or repair necessary to keep a sewer or drain or a sump, sump pump or related equipment free from obstruction and in proper working condition. This limitation does not apply to sudden mechanical breakdown of a sump pump or its related equipment, provided the breakdown is not the result of an insured's negligence; or
- 2.** Sump pump failure is caused by or results from failure of power, unless this policy is endorsed to cover power failure affecting the described premises.

D. To the extent that the Water Exclusion might conflict with the coverage provided under this endorsement, the Water Exclusion does not apply to such coverage.

E. We will not pay the cost of repairing or replacing a sewer, drain, sump, sump pump or any related parts or equipment.

F. The most we will pay under this endorsement, for the total of all covered loss and expense, is the applicable Discharge Limit shown in the Schedule. Such Limit is part of, not in addition to, the Limit of Insurance applicable to the Covered Property, business income or extra expense.

G. If the Annual Aggregate Limitation is shown as applicable in the Schedule, then the following applies:

The applicable Discharge Limit is an annual aggregate limit and as such is the most we will pay for the total of all covered loss and expense caused by all occurrences in a 12-month period (starting with the beginning of the present annual policy period), regardless of the number of occurrences during that period of time. Thus, if the first occurrence does not exhaust the applicable Discharge Limit, then the balance of that Limit is available for a subsequent occurrence. If an occurrence begins during one annual policy period and ends during the following annual policy period, any Discharge Limit applicable to the following annual policy period will not apply to that occurrence.

- A. H.** All policy provisions apply to the coverage provided under this endorsement unless otherwise indicated, including the Deductible for direct physical loss or damage and the "period of restoration" for business income and extra expense. If an occurrence results in loss payable only under this endorsement, the Deductible applicable to Fire will apply to this endorsement. But if an occurrence also causes other loss or damage that is paid under this policy, a separate Deductible will not apply to the loss or damage covered under this endorsement.

COMMERCIAL PROPERTY

COMMERCIAL PROPERTY CONDITIONS

This Coverage Part is subject to the following conditions, the Common Policy Conditions and applicable Loss Conditions and Additional Conditions in Commercial Property Coverage Forms.

A. CONCEALMENT, MISREPRESENTATION OR FRAUD

This Coverage Part is void in any case of fraud by you as it relates to this Coverage Part at any time. It is also void if you or any other insured, at any time, intentionally conceal or misrepresent a material fact concerning:

1. This Coverage Part;
2. The Covered Property;
3. Your interest in the Covered Property; or
4. A claim under this Coverage Part.

B. CONTROL OF PROPERTY

Any act or neglect of any person other than you beyond your direction or control will not affect this insurance.

The breach of any condition of this Coverage Part at any one or more locations will not affect coverage at any location where, at the time of loss or damage, the breach of condition does not exist.

C. INSURANCE UNDER TWO OR MORE COVERAGES

If two or more of this policy's coverages apply to the same loss or damage, we will not pay more than the actual amount of the loss or damage.

D. LEGAL ACTION AGAINST US

No one may bring a legal action against us under this Coverage Part unless:

1. There has been full compliance with all of the terms of this Coverage Part; and
2. The action is brought within 2 years after the date on which the direct physical loss or damage occurred.

E. LIBERALIZATION

If we adopt any revision that would broaden the coverage under this Coverage Part without additional premium within 45 days prior to or during the policy period, the broadened coverage will immediately apply to this Coverage Part.

F.

NO BENEFIT TO BAILEE

No person or organization, other than you, having custody of Covered Property will benefit from this insurance.

G. OTHER INSURANCE

1. You may have other insurance subject to the same plan, terms, conditions and provisions as the insurance under this Coverage Part. If you do, we will pay our share of the covered loss or damage. Our share is the proportion that the applicable Limit of Insurance under this Coverage Part bears to the Limits of Insurance of all insurance covering on the same basis.
2. If there is other insurance covering the same loss or damage, other than that described in 1. above, we will pay only for the amount of covered loss or damage in excess of the amount due from that other insurance, whether you can collect on it or not. But we will not pay more than the applicable Limit of Insurance.

H. POLICY PERIOD, COVERAGE TERRITORY

Under this Coverage Part:

1. We cover loss or damage commencing:
 - a. During the policy period shown in the Declarations; and
 - b. Within the coverage territory.
2. The coverage territory is:
 - a. The United States of America (including its territories and possessions);
 - b. Puerto Rico; and
 - c. Canada.

I. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

If any person or organization to or for whom we make payment under this Coverage Part has rights to recover damages from another, those rights are transferred to us to the extent of our payment. That person or organization must do everything necessary to secure our rights and must do nothing after loss to impair them. But you may waive your rights against another party in writing:

1.

Prior to a loss to your Covered Property or Covered Income.

- 2.** After a loss to your Covered Property or Covered Income only if, at time of loss, that party is one of the following:
- a.** Someone insured by this insurance;
 - b.** A business firm:
 - (1)** Owned or controlled by you; or
 - (2)** That owns or controls you; or
 - c.** Your tenant.

This will not restrict your insurance.

**COMMERCIAL PROPERTY
CP 01 25 06 95**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

FLORIDA CHANGES

This endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART

A. When this endorsement is attached to the Standard Property Policy **CP 00 99** the term Coverage Part in this endorsement is replaced by the term Policy.

B. The following provision applies when a Coinsurance percentage is shown in the Declarations:

Florida law states as follows:

Coinsurance contract: The rate charged in this policy is based upon the use of the coinsurance clause attached to this policy, with the consent of the Insured.

C. The following is added:

If loss or damage to Covered Property is caused by or results from Windstorm, the following exclusion applies in:

1. Broward County;
2. Dade County;
3. Martin County;
4. Monroe County;
5. Palm Beach County; and
6. All the areas east of the west bank of the Intra-Coastal Waterway in the Counties of:
 - a. Indian River; and
 - b. St. Lucie.

Windstorm Exterior Paint and Waterproofing Exclusion

We will not pay for loss or damage to:

1. Paint; or
 2. Waterproofing material;
- applied to the exterior of Buildings.

We will not include the value of paint or waterproofing material to determine:

- a. The amount of the Windstorm or Hail Deductible; or
- b. The value of Covered Property when applying the Coinsurance Condition.

D. The LOSS PAYMENT Condition dealing with the number of days within which we must pay for covered loss or damage is replaced by the following:

Provided you have complied with all the terms of this Coverage Part, we will pay for covered loss or damage:

- (1) Within 20 days after we receive the sworn proof of loss and reach written agreement with you; or
- (2) Within 30 days after we receive the sworn proof of loss and:
 - (a) There is an entry of a final judgment; or
 - (b) There is a filing of an appraisal award with us.

E. Sinkhole Collapse

1. Paragraph **A.10.**, SINKHOLE COLLAPSE, of the Causes of Loss – Basic Form and the Causes of Loss – Broad Form;
2. Paragraph **A.2.c.(8)** of COVERED CAUSES OF LOSS of the Mortgageholders Errors and Omissions Coverage Form; and
3. Paragraph **A.3.h.**, SINKHOLE COLLAPSE, of the Standard Property Policy

are replaced by the following:

Sinkhole Collapse, meaning loss or damage caused by the sudden sinking or collapse of land into underground empty spaces created by the action of water on limestone or similar rock formations. This cause of loss does not include:

- a. The cost of filling sinkholes; or
- b. Sinking or collapse of land into man-made underground cavities.

F. Paragraph F.1. of DEFINITIONS of the Causes of Loss – Special Form is replaced by the following:

- 1.** Sinkhole collapse means the sudden sinking or collapse of land into underground empty spaces created by the action of water on limestone or similar rock formations. This cause of loss does not include:
 - a.** The cost of filling sinkholes; or
 - b.** Sinking or collapse of land into man-made underground cavities.

COMMERCIAL PROPERTY
CP 02 99 06 07

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CANCELLATION CHANGES

This endorsement modifies insurance provided under the following:

COMMERCIAL STANDARD PROPERTY POLICY	PROPERTY	COVERAGE	PART
The following is added to the Cancellation Common Policy Condition: If any one of the following conditions exists at any building that is Covered Property in this policy, we may cancel this Coverage Part by mailing or delivering to the first Named Insured written notice of cancellation at least five days before the effective date of cancellation. A. The building has been vacant or unoccupied 60 or more consecutive days. This does not apply to: 1. Seasonal unoccupancy; 2. Buildings in the course of construction, renovation or addition; or 3. Buildings to which the Vacancy Permit endorsement applies. Buildings with 65% or more of the rental units or floor area vacant or unoccupied are considered unoccupied under this provision. B. After damage by a covered cause of loss, permanent repairs to the building: 1. Have not started; and 2. Have not been contracted for, within 30 days of initial payment of loss.		C. The building has: 1. An outstanding order to vacate; 2. An outstanding demolition order; 3. Been declared unsafe by governmental authority. D. Fixed and salvageable items have been or are being removed from the building and are not being replaced. This does not apply to such removal that is necessary or incidental to any renovation or remodeling. E. Failure to: 1. Furnish necessary heat, water, sewer service or electricity for 30 consecutive days or more, except during a period of seasonal unoccupancy; or 2. Pay property taxes that are owing and have been outstanding for more than one year following the date due, except that this provision will not apply where you are in a bona fide dispute with the taxing authority regarding payment of such taxes.	

COMMERCIAL PROPERTY
CP 03 25 10 12

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NAMED STORM PERCENTAGE DEDUCTIBLE

This endorsement modifies insurance provided under the following:

BUILDERS' RISK COVERAGE FORM
BUILDING AND PERSONAL PROPERTY COVERAGE FORM
CONDOMINIUM ASSOCIATION COVERAGE FORM
CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM
STANDARD PROPERTY POLICY
TOBACCO SALES WAREHOUSES COVERAGE FORM

SCHEDULE

Premises Number	Building Number	Named Storm Deductible Percentage – Enter 1%, 2%, 3% Or 5%
		%
		%
Information required to complete this Schedule, if not shown above, will be shown in the Declarations or the Commercial Property Insurance Schedule.		

A Named Storm is a storm system that has been identified as a tropical storm or hurricane and assigned a name by the National Hurricane Center or the Central Pacific Hurricane Center of the National Weather Service (hereafter referred to as NHC and CPHC). Under the terms of this endorsement, a Named Storm begins at the time a Watch or Warning is issued by the NHC or CPHC for the area in which the affected premises are located, and ends 72 hours after the termination of the last Watch or Warning issued for that area by the NHC or CPHC.

The Named Storm Deductible, as shown in the Schedule and set forth in this endorsement, applies to covered loss or damage caused directly or indirectly by each Named Storm. If there is covered loss or damage from a windstorm that is not a Named Storm, the applicable deductible is the same deductible that applies to Fire, unless a different deductible is stated elsewhere in this policy for such loss or damage.

Nothing in this endorsement implies or affords coverage for any loss or damage that is excluded under the terms of the Water Exclusion or any other exclusion in this policy. If this policy is endorsed to cover Flood under the Flood Coverage Endorsement (or if you have a flood insurance policy), a separate Flood Deductible applies to loss or damage attributable to Flood, in accordance with the terms of that endorsement or policy.

As used in this endorsement, the terms "specific insurance" and "blanket insurance" have the following meanings: Specific insurance covers each item of insurance (for example, each building or personal property in a building) under a separate Limit of Insurance. Blanket insurance covers two or more items of insurance (for example, a building and personal property in that building, or two buildings) under a single Limit of Insurance. Items of insurance and corresponding Limit(s) of Insurance are shown in the Declarations.

NAMED STORM DEDUCTIBLE CALCULATIONS

A. Calculation Of The Deductible – All Policies

1. A Deductible is calculated separately for, and applies separately to:
 - a. Each building that sustains loss or damage;
 - b. The personal property at each building at which there is loss or damage to personal property; and
 - c. Personal property in the open.

If there is damage to both a building and personal property in that building, separate deductibles apply to the building and to the personal property.

2. We will not pay for loss or damage until the amount of loss or damage exceeds the applicable Deductible. We will then pay the amount of loss or damage in excess of that Deductible, up to the applicable Limit of Insurance, after any reduction required by any of the following: Coinsurance Condition; Agreed Value Optional Coverage; or any provision in a Value Reporting Form relating to full reporting or failure to submit reports.
3. When property is covered under the Coverage Extension for Newly Acquired or Constructed Property: In determining the amount, if any, that we will pay for loss or damage, we will deduct an amount equal to a percentage of the value(s) of the property at time of loss. The applicable percentage for Newly Acquired or Constructed Property is the highest percentage shown in the Schedule for any described premises.

B. Calculation Of The Deductible – Specific Insurance Other Than Builders' Risk

1. Property Not Subject To Value Reporting Forms

In determining the amount, if any, that we will pay for loss or damage, we will deduct an amount equal to 1%, 2%, 3% or 5% (as shown in the Schedule) of the Limit(s) of Insurance applicable to the property that has sustained loss or damage.

2. Property Subject To Value Reporting Forms

In determining the amount, if any, that we will pay for loss or damage, we will deduct an amount equal to 1%, 2%, 3% or 5% (as shown in the Schedule) of the value(s) of the property that has sustained loss or damage. The value(s) to be used is the latest value(s) shown in the most recent Report of Values on file with us.

However:

- a. If the most recent Report of Values shows less than the full value(s) of the property on the report dates, we will determine the deductible amount as a percentage of the full value(s) as of the report dates.
- b. If the first Report of Values is not filed with us prior to loss or damage, we will determine the deductible amount as a percentage of the applicable Limit(s) of Insurance.

C. Calculation Of The Deductible – Blanket Insurance Other Than Builders' Risk

1. Property Not Subject To Value Reporting Forms

In determining the amount, if any, that we will pay for loss or damage, we will deduct an amount equal to 1%, 2%, 3% or 5% (as shown in the Schedule) of the value(s) of the property that has sustained loss or damage. The value(s) to be used is that shown in the most recent Statement of Values on file with us.

2. Property Subject To Value Reporting Forms

In determining the amount, if any, that we will pay for property that has sustained loss or damage, we will deduct an amount equal to 1%, 2%, 3% or 5% (as shown in the Schedule) of the value(s) of that property as of the time of loss or damage.

D. Calculation Of The Deductible – Builders' Risk Insurance

1. Builders' Risk Other Than Reporting Form

In determining the amount, if any, that we will pay for property that has sustained loss or damage, we will deduct an amount equal to 1%, 2%, 3% or 5% (as shown in the Schedule) of the actual cash value(s) of that property as of the time of loss or damage.

2. Builders' Risk Reporting Form

In determining the amount, if any, that we will pay for loss or damage, we will deduct an amount equal to 1%, 2%, 3% or 5% (as shown in the Schedule) of the value(s) of the property that has sustained loss or damage. The value(s) to be used is the actual cash value(s) shown in the most recent Report of Values on file with us.

However:

- a. If the most recent Report of Values shows less than the actual cash value(s) of the property on the report date, we will determine the deductible amount as a percentage of the actual cash value(s) as of the report date.

- b. If the first Report of Values is not filed with us prior to loss or damage, we will determine the deductible amount as a percentage of the actual cash value(s) of the property as of the time of loss or damage.

Examples – Application Of Deductible

Example 1 – Specific Insurance (B.1.)

The amount of loss to the damaged building is \$60,000.

The value of the damaged building at time of loss is \$100,000. The Coinsurance percentage shown in the Declarations is 80%; the minimum Limit of Insurance needed to meet the coinsurance requirement is \$80,000 (80% of \$100,000).

The **actual** Limit of Insurance on the damaged building is \$70,000.

The Deductible is 1%.

Step (1): $\$70,000 \div \$80,000 = .875$

Step (2): $\$60,000 \times .875 = \$52,500$

Step (3): $\$70,000 \times 1\% = \$700$

Step (4): $\$52,500 - \$700 = \$51,800$

The most we will pay is \$51,800. The remainder of the loss, \$8,200, is not covered due to the Coinsurance penalty for inadequate insurance (Steps (1) and (2)) and the application of the Deductible (Steps (3) and (4)).

Example 2 – Specific Insurance (B.1.)

The amounts of loss to the damaged property are \$60,000 (building) and \$40,000 (personal property in building).

The value of the damaged building at time of loss is \$100,000. The value of the personal property in that building is \$80,000. The Coinsurance percentage shown in the Declarations is 80%; the minimum Limits of Insurance needed to meet the coinsurance requirement are \$80,000 (80% of \$100,000) for the building and \$64,000 (80% of \$80,000) for the personal property.

The **actual** Limits of Insurance on the damaged property are \$80,000 on the building and \$64,000 on the personal property (therefore, no Coinsurance penalty).

The Deductible is 2%.

Building

Step (1): $\$80,000 \times 2\% = \$1,600$

Step (2): $\$60,000 - \$1,600 = \$58,400$

Personal Property

Step (1): $\$64,000 \times 2\% = \$1,280$

Step (2): $\$40,000 - \$1,280 = \$38,720$

The most we will pay is \$97,120. The portion of the total loss not covered due to application of the Deductible is \$2,880.

Example 3 – Blanket Insurance (C.1.)

The sum of the values of Building 1 (\$500,000), Building 2 (\$500,000) and Building 3 (\$1,000,000), as shown in the most recent Statement of Values on file with us, is \$2,000,000.

The Coinsurance percentage shown in the Declarations is 90%; the minimum Blanket Limit of Insurance needed to meet the coinsurance requirement is \$1,800,000 (90% of \$2,000,000).

The **actual** Blanket Limit Of Insurance covering Buildings 1, 2, and 3, shown in the Declarations, is \$1,800,000 (therefore no Coinsurance penalty).

Buildings 1 and 2 have sustained damage; the amounts of loss to these buildings are \$40,000 (Building 1) and \$20,000 (Building 2).

The Deductible is 2%.

Building 1

Step (1): $\$500,000 \times 2\% = \$10,000$

Step (2): $\$40,000 - \$10,000 = \$30,000$

Building 2

Step (1): $\$500,000 \times 2\% = \$10,000$

Step (2): $\$20,000 - \$10,000 = \$10,000$

The most we will pay is \$40,000. The portion of the total loss that is not covered due to application of the Deductible is \$20,000.

Example 4 – Blanket Insurance (C.1.)

The sum of the values of Building 1 (\$500,000), Building 2 (\$500,000), Personal Property at Building 1 (\$250,000) and Personal Property at Building 2 (\$250,000), as shown in the most recent Statement of Values on file with us, is \$1,500,000.

The Coinsurance percentage shown in the Declarations is 90%; the minimum Blanket Limit of Insurance needed to meet the coinsurance requirement is \$1,350,000 (90% of \$1,500,000).

The **actual** Blanket Limit Of Insurance covering Buildings 1 and 2 and Personal Property at Buildings 1 and 2, shown in the Declarations, is \$1,350,000. Therefore there is no Coinsurance penalty.

Building 1 and Personal Property at Building 1 have sustained damage; the amounts of loss are \$95,000 (Building) and \$5,000 (Personal Property).

The Deductible is 5%.

Building

Step (1): $\$500,000 \times 5\% = \$25,000$

Step (2): $\$95,000 - \$25,000 = \$70,000$

Personal Property

Step (1): $\$250,000 \times 5\% = \$12,500$

The loss, \$5,000, does not exceed the Deductible.

The most we will pay is \$70,000. The remainder of the building loss, \$25,000, is not covered due to application of the Deductible. There is no loss payment for the personal property.

**COMMERCIAL PROPERTY
 CP 04 05 10 12**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ORDINANCE OR LAW COVERAGE

This endorsement modifies insurance provided under the following:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM
 CONDOMINIUM ASSOCIATION COVERAGE FORM
 STANDARD PROPERTY POLICY

SCHEDULE

Building Number/ Premises Number	Coverage A	Coverage B Limit Of Insurance	Coverage C Limit Of Insurance	Coverage B And C Combined Limit Of Insurance
/	☐	\$	\$	\$ *
/	☐	\$	\$	\$ *
/	☐	\$	\$	\$ *

Information required to complete this Schedule, if not shown above, will be shown in the Declarations or the Commercial Property Insurance Schedule.

*Do **not** enter a Blanket Limit of Insurance if individual Limits of Insurance are selected for Coverages **B** and **C**, or if one of these Coverages is not applicable.

A. Each Coverage – Coverage **A**, Coverage **B** and Coverage **C** – is provided under this endorsement only if that Coverage(s) is chosen by entry in the above Schedule and then only with respect to the building identified for that Coverage(s) in the Schedule.

B. Application Of Coverage(s)

The Coverage(s) provided by this endorsement applies only if both **B.1.** and **B.2.** are satisfied and are then subject to the qualifications set forth in **B.3.**

1. The ordinance or law:

- a.** Regulates the demolition, construction or repair of buildings, or establishes zoning or land use requirements at the described premises; and
- b.** Is in force at the time of loss.

But coverage under this endorsement applies only in response to the minimum requirements of the ordinance or law. Losses and costs incurred in complying with recommended actions or standards that exceed actual requirements are not covered under this endorsement.

- 2.a.** The building sustains direct physical damage that is covered under this policy and as a result of such damage, you are required to comply with the ordinance or law; or
- b.** The building sustains both direct physical damage that is covered under this policy and direct physical damage that is not covered under this policy, and as a result of the building damage in its entirety, you are required to comply with the ordinance or law.
- c.** But if the building sustains direct physical damage that is not covered under this policy, and such damage is the subject of the ordinance or law, then there is no coverage under this endorsement even if the building has also sustained covered direct physical damage.

3. In the situation described in **B.2.b.** above, we will not pay the full amount of loss otherwise payable under the terms of Coverages **A**, **B**, and/or **C** of this endorsement. Instead, we will pay a proportion of such loss, meaning the proportion that the covered direct physical damage bears to the total direct physical damage.

(Section **H.** of this endorsement provides an example of this procedure.)

However, if the covered direct physical damage, alone, would have resulted in a requirement to comply with the ordinance or law, then we will pay the full amount of loss otherwise payable under the terms of Coverages **A**, **B** and/or **C** of this endorsement.

- C.** We will not pay under Coverage **A**, **B** or **C** of this endorsement for:

1. Enforcement of or compliance with any ordinance or law which requires the demolition, repair, replacement, reconstruction, remodeling or remediation of property due to contamination by "pollutants" or due to the presence, growth, proliferation, spread or any activity of "fungus", wet or dry rot or bacteria; or
2. The costs associated with the enforcement of or compliance with any ordinance or law which requires any insured or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants", "fungus", wet or dry rot or bacteria.

D. Coverage

1. Coverage A – Coverage For Loss To The Undamaged Portion Of The Building

With respect to the building that has sustained covered direct physical damage, we will pay under Coverage **A** for the loss in value of the undamaged portion of the building as a consequence of a requirement to comply with an ordinance or law that requires demolition of undamaged parts of the same building.

Coverage **A** is included within the Limit Of Insurance shown in the Declarations as applicable to the covered building. Coverage **A** does not increase the Limit of Insurance.

2.

Coverage B – Demolition Cost Coverage

With respect to the building that has sustained covered direct physical damage, we will pay the cost to demolish and clear the site of undamaged parts of the same building as a consequence of a requirement to comply with an ordinance or law that requires demolition of such undamaged property.

The Coinsurance Additional Condition does not apply to Demolition Cost Coverage.

3. Coverage C – Increased Cost Of Construction Coverage

- a.** With respect to the building that has sustained covered direct physical damage, we will pay the increased cost to:

- (1) Repair or reconstruct damaged portions of that building; and/or
- (2) Reconstruct or remodel undamaged portions of that building, whether or not demolition is required;

when the increased cost is a consequence of a requirement to comply with the minimum standards of the ordinance or law.

However:

- (1) This coverage applies only if the restored or remodeled property is intended for similar occupancy as the current property, unless such occupancy is not permitted by zoning or land use ordinance or law.
- (2) We will not pay for the increased cost of construction if the building is not repaired, reconstructed or remodeled.

The Coinsurance Additional Condition does not apply to Increased Cost of Construction Coverage.

- b.** When a building is damaged or destroyed and Coverage **C** applies to that building in accordance with **3.a.** above, coverage for the increased cost of construction also applies to repair or reconstruction of the following, subject to the same conditions stated in **3.a.**:

- (1) The cost of excavations, grading, backfilling and filling;

- (2) Foundation of the building;
- (3) Pilings; and
- (4) Underground pipes, flues and drains.

The items listed in **b.(1)** through **b.(4)** above are deleted from Property Not Covered, but only with respect to the coverage described in this provision, **3.b.**

E. Loss Payment

1. All following loss payment provisions, **E.2.** through **E.5.**, are subject to the apportionment procedures set forth in Section **B.3.** of this endorsement.
2. When there is a loss in value of an undamaged portion of a building to which Coverage **A** applies, the loss payment for that building, including damaged and undamaged portions, will be determined as follows:
 - a. If the Replacement Cost Coverage Option applies and the property is being repaired or replaced, on the same or another premises, we will not pay more than the lesser of:
 - (1) The amount you would actually spend to repair, rebuild or reconstruct the building, but not for more than the amount it would cost to restore the building on the same premises and to the same height, floor area, style and comparable quality of the original property insured; or
 - (2) The Limit Of Insurance shown in the Declarations as applicable to the covered building.
 - b. If the Replacement Cost Coverage Option applies and the property is **not** repaired or replaced, or if the Replacement Cost Coverage Option does **not** apply, we will not pay more than the lesser of:
 - (1) The actual cash value of the building at the time of loss; or
 - (2) The Limit Of Insurance shown in the Declarations as applicable to the covered building.
3. Unless Paragraph **E.5.** applies, loss payment under Coverage **B** – Demolition Cost Coverage will be determined as follows:

We will not pay more than the lesser of the following:

 - a. The amount you actually spend to demolish and clear the site of the described premises; or

b.

The applicable Limit Of Insurance shown for Coverage **B** in the Schedule above.

4. Unless Paragraph **E.5.** applies, loss payment under Coverage **C** – Increased Cost Of Construction Coverage will be determined as follows:
 - a. We will not pay under Coverage **C**:
 - (1) Until the property is actually repaired or replaced, at the same or another premises; and
 - (2) Unless the repair or replacement is made as soon as reasonably possible after the loss or damage, not to exceed two years. We may extend this period in writing during the two years.
 - b. If the building is repaired or replaced at the same premises, or if you elect to rebuild at another premises, the most we will pay under Coverage **C** is the lesser of:
 - (1) The increased cost of construction at the same premises; or
 - (2) The applicable Limit Of Insurance shown for Coverage **C** in the Schedule above.
 - c. If the ordinance or law requires relocation to another premises, the most we will pay under Coverage **C** is the lesser of:
 - (1) The increased cost of construction at the new premises; or
 - (2) The applicable Limit Of Insurance shown for Coverage **C** in the Schedule above.
5. If a Combined Limit Of Insurance is shown for Coverages **B** and **C** in the Schedule above, Paragraphs **E.3.** and **E.4.** of this endorsement do not apply with respect to the building that is subject to the Combined Limit, and the following loss payment provisions apply instead:

The most we will pay, for the total of all covered losses for Demolition Cost and Increased Cost of Construction, is the Combined Limit Of Insurance shown for Coverages **B** and **C** in the Schedule above. Subject to this Combined Limit of Insurance, the following loss payment provisions apply:

 - a. For Demolition Cost, we will not pay more than the amount you actually spend to demolish and clear the site of the described premises.

- b.** With respect to the Increased Cost of Construction:
- (1)** We will not pay for the increased cost of construction:
 - (a)** Until the property is actually repaired or replaced, at the same or another premises; and
 - (b)** Unless the repair or replacement is made as soon as reasonably possible after the loss or damage, not to exceed two years. We may extend this period in writing during the two years.
 - (2)** If the building is repaired or replaced at the same premises, or if you elect to rebuild at another premises, the most we will pay for the increased cost of construction is the increased cost of construction at the same premises.
 - (3)** If the ordinance or law requires relocation to another premises, the most we will pay for the increased cost of construction is the increased cost of construction at the new premises.

- F.** The terms of this endorsement apply separately to each building to which this endorsement applies.
- G.** Under this endorsement we will not pay for loss due to any ordinance or law that:
- 1.** You were required to comply with before the loss, even if the building was undamaged; and
 - 2.** You failed to comply with.
- H.** Example of proportionate loss payment for Ordinance Or Law Coverage Losses (procedure as set forth in Section **B.3.** of this endorsement).

Assume:

- Wind is a Covered Cause of Loss; Flood is an excluded Cause of Loss
- The building has a value of \$200,000
- Total direct physical damage to building: \$100,000
- The ordinance or law in this jurisdiction is enforced when building damage equals or exceeds 50% of the building's value
- Portion of direct physical damage that is covered (caused by wind): \$30,000
- Portion of direct physical damage that is not covered (caused by flood): \$70,000
- Loss under Ordinance Or Law Coverage **C** of this endorsement: \$60,000

Step 1: Determine the proportion that the covered direct physical damage bears to the total direct physical damage.

$$\$30,000 \div \$100,000 = .30$$

Step 2: Apply that proportion to the Ordinance or Law loss.

$$\$60,000 \times .30 = \$18,000$$

In this example, the most we will pay under this endorsement for the Coverage **C** loss is \$18,000, subject to the applicable Limit of Insurance and any other applicable provisions.

Note: The same procedure applies to losses under Coverages **A** and **B** of this endorsement.

- I.** The following definition is added:

"Fungus" means any type or form of fungus, including mold or mildew, and any mycotoxins, spores, scents or by-products produced or released by fungi.

COMMERCIAL PROPERTY

CP 12 18 06 07

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT
CAREFULLY.**

LOSS PAYABLE PROVISIONS

This endorsement modifies insurance provided under the following:

**BUILDING AND PERSONAL PROPERTY COVERAGE FORM
BUILDERS' RISK COVERAGE FORM
CONDOMINIUM ASSOCIATION COVERAGE FORM
CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM
STANDARD PROPERTY POLICY**

SCHEDULE

Premises Number:		Building Number:		Applicable Clause (Enter C., D., E., or F.):	
Description Of Property:					
Loss Payee Name:					
Loss Payee Address:					
Premises Number:		Building Number:		Applicable Clause (Enter C., D., E., or F.):	
Description Of Property:					
Loss Payee Name:					
Loss Payee Address:					
Premises Number:		Building Number:		Applicable Clause (Enter C., D., E., or F.):	
Description Of Property:					
Loss Payee Name:					
Loss Payee Address:					
Information required to complete this Schedule, if not shown above, will be shown in the Commercial Property Insurance Schedule.					

A. When this endorsement is attached to the Standard Property Policy [CP 00 99](#), the term Coverage Part in this endorsement is replaced by the term Policy.

B. Nothing in this endorsement increases the applicable Limit of Insurance. We will not pay any Loss Payee more than their financial interest in the Covered Property, and we will not pay more than the applicable Limit of Insurance on the Covered Property.

The following is added to the **Loss Payment** Loss Condition, as indicated in the Declarations or in the Schedule:

C. Loss Payable Clause

For Covered Property in which both you and a Loss Payee shown in the Schedule or in the Declarations have an insurable interest, we will:

1. Adjust losses with you; and
2. Pay any claim for loss or damage jointly to you and the Loss Payee, as interests may appear.

D. Lender's Loss Payable Clause

1. The Loss Payee shown in the Schedule or in the Declarations is a creditor, including a mortgageholder or trustee, whose interest in Covered Property is established by such written instruments as:
 - a. Warehouse receipts;
 - b. A contract for deed;
 - c. Bills of lading;
 - d. Financing statements; or
 - e. Mortgages, deeds of trust, or security agreements.
2. For Covered Property in which both you and a Loss Payee have an insurable interest:
 - a. We will pay for covered loss or damage to each Loss Payee in their order of precedence, as interests may appear.
 - b. The Loss Payee has the right to receive loss payment even if the Loss Payee has started foreclosure or similar action on the Covered Property.
 - c. If we deny your claim because of your acts or because you have failed to comply with the terms of the Coverage Part, the Loss Payee will still have the right to receive loss payment if the Loss Payee:
 - (1) Pays any premium due under this Coverage Part at our request if you have failed to do so;
 - (2) Submits a signed, sworn proof of loss within 60 days after receiving notice from us of your failure to do so; and
 - (3) Has notified us of any change in ownership, occupancy or substantial change in risk known to the Loss Payee.All of the terms of this Coverage Part will then apply directly to the Loss Payee.
 - d. If we pay the Loss Payee for any loss or damage and deny payment to you because of your acts or because you have failed to comply with the terms of this Coverage Part:
 - (1) The Loss Payee's rights will be transferred to us to the extent of the amount we pay; and
 - (2) The Loss Payee's rights to recover the full amount of the Loss Payee's claim will not be impaired.At our option, we may pay to the Loss Payee the whole principal on the debt plus any accrued interest. In this event, you will pay your remaining debt to us.
3. If we cancel this policy, we will give written notice to the Loss Payee at least:
 - a. 10 days before the effective date of cancellation if we cancel for your nonpayment of premium; or
 - b. 30 days before the effective date of cancellation if we cancel for any other reason.
4. If we elect not to renew this policy, we will give written notice to the Loss Payee at least 10 days before the expiration date of this policy.

E. Contract Of Sale Clause

1. The Loss Payee shown in the Schedule or in the Declarations is a person or organization you have entered a contract with for the sale of Covered Property.
2. For Covered Property in which both you and the Loss Payee have an insurable interest we will:
 - a. Adjust losses with you; and
 - b. Pay any claim for loss or damage jointly to you and the Loss Payee, as interests may appear.
3. The following is added to the Other Insurance Condition:

For Covered Property that is the subject of a contract of sale, the word "you" includes the Loss Payee.

F. Building Owner Loss Payable Clause

1. The Loss Payee shown in the Schedule or in the Declarations is the owner of the described building, in which you are a tenant.
2. We will adjust losses to the described building with the Loss Payee. Any loss payment made to the Loss Payee will satisfy your claims against us for the owner's property.
3. We will adjust losses to tenants' improvements and betterments with you, unless the lease provides otherwise.

© ISO Properties, Inc.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

TOTAL LOSS EARNED PREMIUM CLAUSE

Notwithstanding anything contained in the Common Policy Conditions or elsewhere in this policy, it is understood and agreed that if this policy is cancelled, with respect to Covered Property at any one or more premises described in the Declarations, there will be no return of any premium that relates to Covered Property that is a total or constructive total loss resulting from direct physical loss or damage by any Covered Cause of Loss.

For the purposes of this policy total or constructive total loss means a loss where the cost to repair or replace would exceed 80% of the Limit of Insurance applicable to the Covered Property that has sustained loss or damage.

All other terms and conditions of this policy remain unchanged.

COMMON POLICY CONDITIONS

All Coverage Parts included in this policy are subject to the following conditions.

A. Cancellation

1. The first Named Insured shown in the Declarations may cancel this policy by mailing or delivering to us advance written notice of cancellation.
2. We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
 - a. 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
 - b. 30 days before the effective date of cancellation if we cancel for any other reason.
3. We will mail or deliver our notice to the first Named Insured's last mailing address known to us.
4. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.
5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. The cancellation will be effective even if we have not made or offered a refund.
6. If notice is mailed, proof of mailing will be sufficient proof of notice.

B. Changes

This policy contains all the agreements between you and us concerning the insurance afforded. The first Named Insured shown in the Declarations is authorized to make changes in the terms of this policy with our consent. This policy's terms can be amended or waived only by endorsement issued by us and made a part of this policy.

C. Examination Of Your Books And Records

We may examine and audit your books and records as they relate to this policy at any time during the policy period and up to three years afterward.

D. Inspections And Surveys

1. We have the right to:
 - a. Make inspections and surveys at any time;
 - b.

Give you reports on the conditions we find; and

c. Recommend changes.

2. We are not obligated to make any inspections, surveys, reports or recommendations and any such actions we do undertake relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:
 - a. Are safe or healthful; or
 - b. Comply with laws, regulations, codes or standards.
3. Paragraphs 1. and 2. of this condition apply not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.
4. Paragraph 2. of this condition does not apply to any inspections, surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.

E. Premiums

The first Named Insured shown in the Declarations:

1. Is responsible for the payment of all premiums; and
2. Will be the payee for any return premiums we pay.

F. Transfer Of Your Rights And Duties Under This Policy

Your rights and duties under this policy may not be transferred without our written consent except in the case of death of an individual named insured.

If you die, your rights and duties will be transferred to your legal representative but only while acting within the scope of duties as your legal representative. Until your legal representative is appointed, anyone having proper temporary custody of your property will have your rights and duties but only with respect to that property.

IL 02 55 02 12

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

FLORIDA CHANGES – CANCELLATION AND NONRENEWAL

This endorsement modifies insurance provided under the following:

CAPITAL ASSETS PROGRAM (OUTPUT POLICY) COVERAGE PART
COMMERCIAL INLAND MARINE COVERAGE PART
COMMERCIAL PROPERTY COVERAGE PART
CRIME AND FIDELITY COVERAGE PART
EQUIPMENT BREAKDOWN COVERAGE PART
FARM COVERAGE PART
STANDARD PROPERTY POLICY

A. Paragraph **2.** of the **Cancellation** Common Policy Condition is replaced by the following:

2. Cancellation For Policies In Effect 90 Days Or Less

a. If this policy has been in effect for 90 days or less, we may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation, accompanied by the specific reasons for cancellation, at least:

(1) 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or

(2) 20 days before the effective date of cancellation if we cancel for any other reason, except we may cancel immediately if there has been:

(a) A material misstatement or misrepresentation; or

(b) A failure to comply with underwriting requirements established by the insurer.

b. However, Paragraph **2.a.(2)** does not apply to a first Named Insured whose residential structure has been insured by us or an affiliated insurer for at least a five-year period immediately prior to the date of written notice. Instead, refer to Paragraph **C.7.b.(4)** of this endorsement.

c. We may not cancel:

(1) On the basis of property insurance claims that are the result of an act of God, unless we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property; or

(2) Solely on the basis of a single property insurance claim which is the result of water damage, unless we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the insured property.

B. Paragraph **5.** of the **Cancellation** Common Policy Condition is replaced by the following:

5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. If the return premium is not refunded with the notice of cancellation or when this policy is returned to us, we will mail the refund within 15 working days after the date cancellation takes effect, unless this is an audit policy.

If this is an audit policy, then, subject to your full cooperation with us or our agent in securing the necessary data for audit, we will return any premium refund due within 90 days of the date cancellation takes effect. If our audit is not completed within this time limitation, then we shall accept your own audit, and any premium refund due shall be mailed within 10 working days of receipt of your audit.

The cancellation will be effective even if we have not made or offered a refund.

C. The following is added to the Cancellation Common Policy Condition:

7. Cancellation For Policies In Effect For More Than 90 Days

a. If this policy has been in effect for more than 90 days, we may cancel this policy only for one or more of the following reasons:

- (1)** Nonpayment of premium;
- (2)** The policy was obtained by a material misstatement;
- (3)** There has been a failure to comply with underwriting requirements established by us within 90 days of the effective date of coverage;
- (4)** There has been a substantial change in the risk covered by the policy;
- (5)** The cancellation is for all insureds under such policies for a given class of insureds;
- (6)** On the basis of property insurance claims that are the result of an act of God, if we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property;
- (7)** On the basis of a single property insurance claim which is the result of water damage, if we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the insured property; or
- (8)** The cancellation of some or all of our policies is necessary to protect the best interests of the public or policyholders and such cancellation is approved by the Florida Office of Insurance Regulation.

b. If we cancel this policy for any of these reasons, we will mail or deliver to the first Named Insured written notice of cancellation, accompanied by the specific reasons for cancellation, at least:

- (1)** 10 days before the effective date of cancellation if cancellation is for nonpayment of premium;

(2) 45 days before the effective date of cancellation if:

(a) Cancellation is for one or more of the reasons stated in Paragraphs **7.a.(2)** through **7.a.(7)** above, and this policy does not cover a residential structure or its contents; or

(b) Cancellation is based on the reason stated in Paragraph **7.a.(8)** above;

(3) 100 days before the effective date of cancellation if:

(a) Cancellation is for one or more of the reasons stated in Paragraphs **7.a.(2)** through **7.a.(7)** above; and

(b) This policy covers a residential structure or its contents, unless Paragraph **7.b.(4)** applies.

However, if cancellation is to become effective between June 1 and November 30, we will mail or deliver to the first Named Insured written notice of cancellation at least 100 days prior to the effective date of cancellation or by June 1, whichever is earlier. Therefore, when cancellation is to become effective between September 9 and November 30, we will mail or deliver to the first Named Insured written notice of cancellation by June 1; or

(4) 120 days before the effective date of cancellation if:

(a) Cancellation is for one or more of the reasons stated in Paragraphs **7.a.(2)** through **7.a.(7)** above; and

(b) The first Named Insured's residential structure has been insured by us or an affiliated insurer for at least a five-year period immediately prior to the date of the written notice.

D. The following is added:

Nonrenewal

1. If we decide not to renew this policy, we will mail or deliver to the first Named Insured written notice of nonrenewal, accompanied by the specific reason for nonrenewal, at least:

a. 45 days prior to the expiration of the policy if this policy does not cover a residential structure or its contents, or if nonrenewal is for the reason stated in Paragraph **D.5.**; or

b. 100 days prior to the expiration of the policy if this policy covers a residential structure or its contents, unless Subsection **c.** or **d.** applies.

- c. If this policy covers a residential structure or its contents and nonrenewal is to become effective between June 1 and November 30, we will mail or deliver to the first Named Insured written notice of nonrenewal at least 100 days prior to the effective date of nonrenewal or by June 1, whichever is earlier. Therefore, when nonrenewal is to become effective between September 9 and November 30, we will mail or deliver to the first Named Insured written notice of nonrenewal by June 1. If nonrenewal is due to a revision to this policy's coverage for sinkhole losses or catastrophic ground cover collapse, pursuant to section 627.706, Florida Statutes, then this subsection, **c.**, does not apply. Therefore, in such a case, Subsection **b.** or **d.** applies.
 - d. 120 days prior to the effective date of nonrenewal if the first Named Insured's residential structure has been insured by us or an affiliated insurer for at least a five- year period immediately prior to the date of the written notice.
 - 2. Any notice of nonrenewal will be mailed or delivered to the first Named Insured at the last mailing address known to us. If notice is mailed, proof of mailing will be sufficient proof of notice.
 - 3. We may not refuse to renew this policy:
 - a. On the basis of property insurance claims that are the result of an act of God, unless we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the insured property;
 - b. On the basis of filing of claims for sinkhole loss. However, we may refuse to renew this policy if:
 - (1) The total of such property insurance claim payments for this policy equals or exceeds the policy limits in effect on the date of loss for property damage to the covered building; or
 - (2) You have failed to repair the structure in accordance with the engineering recommendations upon which any loss payment or policy proceeds were based; or
 - c. Solely on the basis of a single property insurance claim which is the result of water damage, unless we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the insured property.
 - 4. Notwithstanding the provisions of Paragraph **D.3.**, we may refuse to renew this policy if this policy includes Sinkhole Loss coverage. If we nonrenew this policy for purposes of removing Sinkhole Loss coverage, pursuant to section 627.706, Florida Statutes, we will offer you a policy that includes catastrophic ground cover collapse coverage.
 - 5. Notwithstanding the provisions of Paragraph **D.3.**, we may refuse to renew this policy if nonrenewal of some or all of our policies is necessary to protect the best interests of the public or policyholders and such nonrenewal is approved by the Florida Office of Insurance Regulation.
- E. Limitations On Cancellation And Nonrenewal In The Event Of Hurricane Or Wind Loss – Residential Property**
- 1. The following provisions apply to a policy covering a residential structure or its contents, if such property has sustained damage as a result of a hurricane or windstorm that is the subject of a declaration of emergency by the Governor and filing of an order by the Commissioner of Insurance Regulation:
 - a. Except as provided in Paragraph **E.1.b.**, we may not cancel or nonrenew the policy until at least 90 days after repairs to the residential structure or its contents have been substantially completed so that it is restored to the extent that it is insurable by another insurer writing policies in Florida. If we elect to not renew the policy, we will provide at least 100 days' notice that we intend to nonrenew 90 days after the substantial completion of repairs.
 - b. We may cancel or nonrenew the policy prior to restoration of the structure or its contents for any of the following reasons:
 - (1) Nonpayment of premium;
 - (2) Material misstatement or fraud related to the claim;
 - (3) We determine that you have unreasonably caused a delay in the repair of the structure; or
 - (4) We have paid the policy limits.

If we cancel or nonrenew for nonpayment of premium, we will give you 10 days' notice. If we cancel or nonrenew for a reason listed in Paragraph **b.(2)**, **b.(3)** or **b.(4)**, we will give you 45 days' notice.

2. With respect to a policy covering a residential structure or its contents, any cancellation or nonrenewal that would otherwise take effect during the duration of a hurricane will not take effect until the end of the duration of such hurricane, unless a replacement policy has been obtained and is in effect for a claim occurring during the duration of the hurricane. We may collect premium for the period of time for which the policy period is extended.

3. With respect to Paragraph **E.2.**, a hurricane is a storm system that has been declared to be a hurricane by the National Hurricane Center of the National Weather Service (hereafter referred to as NHC). The hurricane occurrence begins at the time a hurricane watch or hurricane warning is issued for any part of Florida by the NHC and ends 72 hours after the termination of the last hurricane watch or hurricane warning issued for any part of Florida by the NHC.

SANCTIONS LIMITATION CLAUSE

No (re)insurer shall be deemed to provide cover and no (re)insurer shall be liable to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose that (re)insurer to any sanction, prohibition or restriction under United Nations' resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America.

LMA3100A

5 October 2023

ASBESTOS ENDORSEMENT

A. This Policy only insures asbestos physically incorporated in an insured building or structure, and then only that part of the asbestos which has been physically damaged during the period of insurance by one of these Listed Perils:

fire; explosion; lightning; windstorm; hail; direct impact of vehicle, aircraft or vessel; riot or civil commotion, vandalism or malicious mischief; or accidental discharge of fire protective equipment.

This coverage is subject to each of the following specific limitations:

1. The said building or structure must be insured under this Policy for damage by that Listed Peril.
 2. The Listed Peril must be the immediate, sole cause of the damage of the asbestos.
 3. The Assured must report to Underwriters the existence and cost of the damage as soon as practicable after the Listed Peril first damaged the asbestos. However, this Policy does not insure any such damage first reported to the Underwriters more than 12 (twelve) months after the expiration, or termination, of the period of insurance.
 4. Insurance under this Policy in respect of asbestos shall not include any sum relating to:
 - (i) any faults in the design, manufacture or installation of the asbestos;
 - (ii) asbestos not physically damaged by the Listed Peril including any governmental or regulatory authority direction or request of whatsoever nature relating to undamaged asbestos.
- B. Except as set forth in the foregoing Section A, this Policy does not insure asbestos or any sum relating thereto.

LMA5019

14/09/2005

SERVICE OF SUIT CLAUSE (U.S.A.)

It is agreed that in the event of the failure of the Underwriters hereon to pay any amount claimed to be due hereunder, the Underwriters hereon, at the request of the (Re)Insured, will submit to the jurisdiction of a Court of competent jurisdiction within the United States. Nothing in this Clause constitutes or should be understood to constitute a waiver of Underwriters' rights to commence an action in any Court of competent jurisdiction in the United States, to remove an action to a United States District Court, or to seek a transfer of a case to another Court as permitted by the laws of the United States or of any State in the United States.

It is further agreed that service of process in such suit may be made upon Lloyd's Underwriters through the party as set out below:

Insurer(s): Lloyd's Syndicates;
Lloyd's America Inc.,
Attention: Legal Department,
280 Park Avenue, East Tower, 25th Floor,
New York, NY 10017

In respect of non-Lloyd's Underwriters, it is agreed that service of process in such suit may be made upon:

Insurer: Convex;
Locke Lord LLP,
200 Vesey Street, 20th Floor,
New York, NY 10281

Insurer: Hamilton Insurance DAC;
Mendes & Mount,
750 7th Avenue,
New York, NY 10019 6829

Insurer: Dale Dual MGU Limited;
Wilkie Farr & Gallagher LLP,
787 Seventh Avenue,
New York, NY 10019-6829

The above-named are authorized and directed to accept service of process on behalf of Lloyd's Underwriters and non-Lloyd's Underwriters respectively in any such suit and Underwriters will abide by the final decision of such Court in respect of that suit, or of any Appellate Court in the event of an appeal.

Further, pursuant to any statute of any state, territory or district of the United States which makes provision therefor, Underwriters hereon hereby designate the Superintendent, Commissioner or Director of Insurance or other officer specified for that purpose in the statute, or their successor or successors in office, as their true and lawful attorney upon whom may be served any lawful process in any action, suit or proceeding instituted by or on behalf of the (Re)insured or any beneficiary hereunder arising out of this (re)insurance, and hereby designate the above-named as the person to whom the said officer is authorized to mail such process or a true copy thereof.

This Service of Suit Clause will not be read to conflict with or override the obligations of the parties to arbitrate their disputes, if applicable, as provided for in any arbitration provision within this (re)insurance. Where there is an arbitration provision within this (re)insurance, the provisions of this Clause shall operate as an aid to compelling or enforcing such arbitration or arbitral award only and not as an alternative to any arbitration provision for resolving disputes arising out of this (re)insurance.

LMA 5020B

07/04/2025

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

APPLICABLE LAW (U.S.A.)
(NOT FOR USE WITH ARBITRATION CLAUSE)

This Insurance shall be subject to the applicable state law to be determined by the court of competent jurisdiction as determined by the provisions of the Service of Suit Clause (U.S.A.)

LMA5021A

07/04/2025

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

FRAUDULENT CLAIM CLAUSE

If the (re)insured shall make any claim knowing the same to be false or fraudulent, as regards amount or otherwise, this contract shall become void and all claim hereunder shall be forfeited.

LMA5062

4 September 2006

SEVERAL LIABILITY CLAUSE

PLEASE NOTE – This notice contains important information. PLEASE READ CAREFULLY

The liability of an insurer under this contract is several and not joint with other insurers party to this contract. An insurer is liable only for the proportion of liability it has underwritten. An insurer is not jointly liable for the proportion of liability underwritten by any other insurer. Nor is an insurer otherwise responsible for any liability of any other insurer that may underwrite this contract.

The proportion of liability under this contract underwritten by an insurer (or, in the case of a Lloyd's syndicate, the total of the proportions underwritten by all the members of the syndicate taken together) is shown in this contract.

In the case of a Lloyd's syndicate, each member of the syndicate (rather than the syndicate itself) is an insurer. Each member has underwritten a proportion of the total shown for the syndicate (that total itself being the total of the proportions underwritten by all the members of the syndicate taken together). The liability of each member of the syndicate is several and not joint with other members. A member is liable only for that member's proportion. A member is not jointly liable for any other member's proportion. Nor is any member otherwise responsible for any liability of any other insurer that may underwrite this contract. The business address of each member is Lloyd's, One Lime Street, London EC3M 7HA. The identity of each member of a Lloyd's syndicate and their respective proportion may be obtained by writing to Market Services, Lloyd's, at the above address.

Although reference is made at various points in this clause to "this contract" in the singular, where the circumstances so require this should be read as a reference to contracts in the plural.

LMA5096 (Combined Certificate)

7 March 2008

U.S. Terrorism Risk Insurance Act of 2002 as amended Not Purchased Clause

This Clause is issued in accordance with the terms and conditions of the "U.S. Terrorism Risk Insurance Act of 2002" as amended as summarized in the disclosure notice.

It is hereby noted that the Underwriters have made available coverage for "insured losses" directly resulting from an "act of terrorism" as defined in the "U.S. Terrorism Risk Insurance Act of 2002", as amended ("TRIA") and the Insured has declined or not confirmed to purchase this coverage.

This Insurance therefore affords no coverage for losses directly resulting from any "act of terrorism" as defined in TRIA except to the extent, if any, otherwise provided by this policy.

All other terms, conditions, insured coverage and exclusions of this Insurance including applicable limits and deductibles remain unchanged and apply in full force and effect to the coverage provided by this Insurance.

LMA5390
09 January 2020

COMMUNICABLE DISEASE ENDORSEMENT
(For use on property policies)

1. This policy, subject to all applicable terms, conditions and exclusions, covers losses attributable to direct physical loss or physical damage occurring during the period of insurance. Consequently and notwithstanding any other provision of this policy to the contrary, this policy does not insure any loss, damage, claim, cost, expense or other sum, directly or indirectly arising out of, attributable to, or occurring concurrently or in any sequence with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease.
2. For the purposes of this endorsement, loss, damage, claim, cost, expense or other sum, includes, but is not limited to, any cost to clean-up, detoxify, remove, monitor or test:
 - 2.1. for a Communicable Disease, or
 - 2.2. any property insured hereunder that is affected by such Communicable Disease.
3. As used herein, a Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:
 - 3.1. the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
 - 3.2. the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
 - 3.3. the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property insured hereunder.
4. This endorsement applies to all coverage extensions, additional coverages, exceptions to any exclusion and other coverage grant(s).

All other terms, conditions and exclusions of the policy remain the same.

LMA 5393

25 March 2020

Classification: Confidential

PROPERTY CYBER AND DATA ENDORSEMENT

- 1 Notwithstanding any provision to the contrary within this Policy or any endorsement thereto this Policy excludes any:
 - 1.1 Cyber Loss, unless subject to the provisions of paragraph 2;
 - 1.2 loss, damage, liability, claim, cost, expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount pertaining to the value of such Data, unless subject to the provisions of paragraph 3;regardless of any other cause or event contributing concurrently or in any other sequence thereto.
- 2 Subject to all the terms, conditions, limitations and exclusions of this Policy or any endorsement thereto, this Policy covers physical loss or physical damage to property insured under this Policy caused by any ensuing fire or explosion which directly results from a Cyber Incident, unless that Cyber Incident is caused by, contributed to by, resulting from, arising out of or in connection with a Cyber Act including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act.
- 3 Subject to all the terms, conditions, limitations and exclusions of this Policy or any endorsement thereto, should Data Processing Media owned or operated by the Insured suffer physical loss or physical damage insured by this Policy, then this Policy will cover the cost to repair or replace the Data Processing Media itself plus the costs of copying the Data from back-up or from originals of a previous generation. These costs will not include research and engineering nor any costs of recreating, gathering or assembling the Data. If such media is not repaired, replaced or restored the basis of valuation shall be the cost of the blank Data Processing Media. However, this Policy excludes any amount pertaining to the value of such Data, to the Insured or any other party, even if such Data cannot be recreated, gathered or assembled.
- 4 In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.
- 5 This endorsement supersedes and, if in conflict with any other wording in the Policy or any endorsement thereto having a bearing on Cyber Loss, Data or Data Processing Media, replaces that wording.

Definitions

- 6 Cyber Loss means any loss, damage, liability, claim, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber Act or Cyber Incident including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident.
- 7 Cyber Act means an unauthorised, malicious or criminal act or series of related unauthorised, malicious or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, processing of, use of or operation of any Computer System.
- 8 Cyber Incident means:
 - 8.1 any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or
 - 8.2 any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any Computer System.
- 9 Computer System means:
 - 9.1 any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility,owned or operated by the Insured or any other party.
- 10 Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.
- 11 Data Processing Media means any property insured by this Policy on which Data can be stored but not the Data itself.

LMA 5400

11 November 2019

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

SMALL ADDITIONAL OR RETURN PREMIUMS CLAUSE (U.S.A.)

NOTWITHSTANDING anything to the contrary contained herein and in consideration of the premium for which this Insurance is written, it is understood and agreed that whenever an additional or return premium of \$50 or less becomes due from or to the Assured on account of the adjustment of a deposit premium, or of an alteration in coverage or rate during the term or for any other reason, the collection of such premium from the Assured will be waived or the return of such premium to the Assured will not be made, as the case may be.

NMA1168 (amended)

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

CLAIM NOTIFICATION CLAUSE (U.S.A.)

The Assured upon knowledge of any occurrence likely to give rise to a claim hereunder shall give immediate advice thereof to the Underwriters through American Claims Management, Inc, PO Box 9060, Carlsbad, CA 92019. Email: newlossesci@acmclaims.com Tel: 001-877-777-6440

All other terms and conditions remain unaltered.

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

CONFORMITY CLAUSE

Notwithstanding anything to the contrary contained herein it is hereby noted and agreed the following Proviso's are applicable hereto:

Wherever the term "Underwriters", "Company", "Insurers" or "We" appear herein, the same shall be deemed to mean "Underwriters".

Wherever the term "Policy" appears herein the same shall be deemed to mean "Certificate".

Wherever the term "Named Insured" or "Assured" appear, these shall be deemed to mean and read the same.

Wherever "US\$", "\$" or "USD "appear herein the same shall be deemed to mean United States Dollars.

All other terms and conditions remain unaltered.



Data Privacy Notice

This privacy notice is provided by Hamilton Insurance DAC and its London Branch. These firms are collectively referred to as Hamilton, we, our and us throughout this notice. Details on each legal entity is contained within the Companies section below.

Your Personal Information

Hamilton is committed to respecting your privacy and that of the information you provide to us in our business with you. This data privacy notice seeks to provide you with information about how and why we will use your personal data. We keep our data privacy notice under regular review.

When we ask you for your personal data, we will explain why we need it. Reasons we may require your personal data include:

- To perform the contract we have entered into with you.
- To meet our legal obligations.
- For our legitimate interests, where these do not compromise your interests, rights and freedoms.

If we are not being sufficiently clear in our explanation, we invite you to tell us. Where we are required to seek your specific consent to process your personal data we will explain what we are asking you to agree and why. In this situation, you have the choice as to whether to give your consent or not. If you do give consent, you may withdraw it at a later date. Where we require your consent but you choose to withhold or withdraw it, we may not be able to perform the contract we have entered into with you.

When you provide us with your personal data, we will use it only for the purpose you have provided it. We respect your privacy and will protect your data from unintended use in the same way that we protect our own confidential information. We may disclose your personal data in the following circumstances:

- Where we are required to do so by law or regulation.
- To other companies within Hamilton Insurance Group to facilitate the effective management of the group of companies.

We will keep your personal data only for so long as is necessary for the purpose it was provided and otherwise in accordance with legal and regulatory requirements. If you would like further information regarding the periods for which your personal information will be stored, please contact us using the details contained within the Contact us section below

Policyholders, Insureds and Claimants

Insurance involves the use and disclosure of your personal data by various insurance market participants such as intermediaries, insurers and reinsurers. Our core uses and disclosures are consistent with the London Market Core Uses Information Notice (see londonmarketgroup.co.uk/gdpr). We recommend you review this notice.

Business Partners

We have a legitimate interest in data required to facilitate the business arrangement between us and for normal exchanges in the course of business. We may also lawfully process your information to perform the contract agreed between us. Unless you have signed up to receive news updates, we will not send this information to you. You may withdraw your consent to receiving news by using the options in the communication sent to you or by contacting us using the details contained within the Contact us section below.

Prospective Employees

We have a legitimate interest in data required to make contact with you. We may lawfully process data required for pre-employment activities and have a legal obligation to undertake certain checks.

Website Users

When you visit our website (hamiltongroup.com), your internet browser may provide us with some of your personal information, including:

- The time and date you access our website.
- Information about your software and your internet protocol address (IP address).
- Your location.
- The pages you visited.

We use this information to improve the delivery of relevant information to you.

We may also leave a cookie on your internet browser. Hamilton's cookies policy can be found at hamiltongroup.com/cookies-policy.

Data Sharing

We may share your personal data with other companies within the Hamilton Insurance Group, some of whom are based outside of the European Union.

To fulfil the need for which you have provided us with your personal data, we may share your data with

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)

Name Insured: The Hammocks Community Association, Inc
companies based outside of the European Union. Not all countries of the world have data protection standards that are the equivalent of those in Ireland. Where we share your personal data with companies that are based outside of the European Union, we will make sure that your information is protected to an equivalent standard by, for example:

- Contracting with the receiving company with clauses approved by the European Union authorities as providing adequate protection or through the use of Binding Corporate Rules.
- Sharing the data with companies in countries considered by the European Commission as having suitably high standards of data protection legislation. A list of these countries can be found on the European Union website at ec.europa.eu/info/law/law-topic/data-protection.
- Sharing the data with companies that have committed to adequate levels of protection through participation in schemes such as the Privacy Shield agreed between the data protection authorities of the European Union and United States.

Website Users

The website hamiltongroup.com is hosted outside of the European Union by a third party. Your Rights In relation to your personal data, you may have the right to require us to:

- Give further details of the use we make of your personal data.
- Give you a copy of your personal data that we have, including in a structured and commonly used format.
- Correct any incorrect personal data that we have.
- Delete any personal data that we have no lawful basis to hold.

Where our processing is based on consent, you may withdraw your consent at any time. You may also object to our processing of your personal data. If you would like to exercise your rights in relation to your personal data, you should contact us using the details contained within the Contact us section below. We will not charge you for exercising your rights, though if your request for access to your personal information is clearly unfounded or excessive we are permitted to charge a reasonable fee or refuse to comply with the request.

Where we require your consent to process your data but you choose to withhold or withdraw it, we may not be able to perform the contract we have entered into with you. Contact Us If you have any questions in relation to this privacy notice or otherwise how Hamilton processes personal data, including requests to exercise a data subject's legal rights, please contact the Data Protection Manager using the details below. +353 (0) 1232 1900, 2 Shelbourne Buildings, Crampton Avenue, Ballsbridge, Dublin 4, Ireland. HIDACComplaints@hamiltongroup.com

Complaint Should you believe we have failed to process your personal information appropriately, you are invited to discuss the matter with Hamilton. Our contact details are at the Contact us section above. You may at any time lodge a complaint with either the Data Protection Commission (DPC) at 21 Fitzwilliam Square South, Dublin 2, D02 RD28, Ireland +353 (0)761 104 800 <https://www.dataprotection.ie/> or the Information Commissioner's Office (ICO), Wycliffe House, Water Lane, Wilmslow Cheshire, SK9 5AF, United Kingdom 0303 123 1113 or +44 (0) 162 554 5700 www.ico.org.uk

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

MINIMUM EARNED PREMIUM DEFINITION ENDORSEMENT

Notwithstanding anything to the contrary contained herein, in the event that this Policy is cancelled by the Assured the Policy premium is subject to a minimum earned premium calculated in accordance with the USA Hurricane Minimum Earned Premium Endorsement, or a minimum earned premium of 25% of the total premium, or the earned premium calculated in accordance with the Short Rate Cancellation Clause as set forth in the certificate provisions, whichever the greater.

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

NAMED WINDSTORM DEFINITION ENDORSEMENT

Named Storm means the direct action of wind, including wind driven water when associated with or occurring in conjunction with a storm or weather disturbance which is named by the National Weather Bureau, National Hurricane Center or any other World Meteorological Organization designated meteorological authority. All **Named Storm** events that occur from the time a Watch or Warning is issued by any of the aforementioned entities for the area in which the affected premises are located, and ends 72 hours after the termination of the last Watch or Warning issued for that area by the same entity, will be considered a single occurrence.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

USA HURRICANE MINIMUM EARNED PREMIUM ENDORSEMENT

The following terms and conditions will apply to this Certificate where the peril of Windstorm is included:

1. If you cancel this policy, remove a location or reduce the amount of Insurance on a location that is within 75 miles of the Atlantic Ocean and/or the Gulf of Mexico in the States of North Carolina thru to Texas inclusive, and coverage existed any time during the period of June 1st to November 30th, the amount of premium we will return will be the Unearned Premium for the location. The Unearned Premium is the annual premium for the policy (or for the location removed or coverage reduced, as applicable) multiplied by the Unearned Factor noted below. The location premium is the 100% annual rate multiplied by the location value as scheduled in the most current Statement of Values on file with Underwriters.

1 Year Policy

Days Policy In Force	Unearned Factor
001 to 180	25%
181 to 210	20%
211 to 240	15%
241 to 270	10%
271 to 300	5.0%
301 to 330	2.5%
331 to 365	0.0%

2. The provisions of this endorsement replace any short rate provision stipulated in this policy for all locations that are within 75 miles of the Atlantic Ocean and/or the Gulf of Mexico in the States of North Carolina thru to Texas inclusive, and coverage existed any time during the period of June 1st to November 30th.

All other terms and conditions remain unchanged.

WEH PLUMBING CONDITIONS

It is a condition of this Policy that all plumbing has been either:

(A) renewed within the past five (5) years

or

(B) professionally checked and approved within the past two (2) years.

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

WEH WIRING WARRANTY

It is a condition of this Policy that all electric wiring has been either:

(A) renewed within the past 5 years

or

(B) professionally checked and approved within the past 2 years

Equipment Breakdown Coverage Form Declarations

Named Insured: **The Hammocks Community Association, Inc**
Mailing Address: **9020 Hammocks Boulevard, Miami, FL 33196**

Producer: As per main policy declarations page
Mailing Address: As per main policy declarations page

Policy Number: **B1180D250028/1062BS**
B1180D242051/578BS
B1180D251080/630BS
B1180D251200/486BS
B1180D251926/514BS
B1180D251712/509BS
B1180D251758/1089
B1180D251121/246BS
MBSU000254-01

Policy Period: **Fri Aug 22 2025 to Wed Jan 06 2027 12:01 a.m.** Standard time at your Mailing Address shown above.

Premium: **USD 822**

These coverages apply to all locations listed under Covered Locations for the Equipment Breakdown Coverage Form.

Covered Locations

As per main policy declarations page

Insurance applies only to a coverage for which a Limit, a number of Days, or the word Included is shown. If Included is shown then the limit for that coverage is part of the Equipment Breakdown Limit.

Coverages	Limits
Equipment Breakdown Limit	USD 4,323,756
Property Damage	Included
Business Income	Excluded
Extra Expense.....	Excluded
Extended Period of Restoration	
(Number of days of coverage)	5 Days
Service Interruption.....	Excluded
Newly Acquired Locations.....	Included

(Number of days of coverage) 90 Days

Coverages	Sub-Limits
Off Premises Property Damage.....	\$100,000
Goods Limit Perishable Goods	\$100,000
Data Restoration.....	\$100,000
Demolition	\$100,000
Ordinance or Law.....	\$100,000
Expediting Expense	\$100,000
Hazardous Substances	\$100,000

Deductibles

Direct Coverages.....	As per the per building All Other Perils (AOP) deductible with a minimum deductible of USD 1,000 to apply
Indirect Coverages	72 Hours

Mortgage Holder/Loss Payee/Additional Insured:

Name: As per main policy declarations page
Address: As per main policy declarations page

Forms Applicable:

Description	Form Number
Equipment Breakdown Coverage Form	EB002(07-15)

Equipment Breakdown Coverage Form

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties, and what is and is not covered.

Throughout this policy, the words “you” and “your” refer to the Named Insured shown in the Declarations. The words “we,” “us” and “our” refer to the Company providing this Insurance. Other words and phrases that appear in quotation marks have special meaning. Refer to Section G - DEFINITIONS. Examples are shown for illustrative purposes only and do not represent predicted or expected outcomes.

A. COVERAGE

This Equipment Breakdown Coverage provides insurance for a Covered Cause of Loss as defined in A.1. below. In the event of a Covered Cause of Loss, we will pay for loss as described in A.2. below.

1. Covered Cause of Loss – “Accident”

The Covered Cause of Loss for this Equipment Breakdown Coverage is an “accident.” Without an “accident,” there is no Equipment Breakdown Coverage.

a. **“Accident”** means a fortuitous event that causes direct physical damage to “covered equipment.” The event must be one of the following:

- (1) Mechanical breakdown, including rupture or bursting caused by centrifugal force;
- (2) Artificially generated electrical current, including electrical arcing, that damages electrical devices, appliances or wires;
- (3) Explosion, other than combustion explosion, of steam boilers, steam piping, steam engines or steam turbines;
- (4) An event inside steam boilers, steam pipes, steam engines or steam turbines that damages such equipment;
- (5) An event inside hot water boilers or other water heating equipment that damages such equipment; or
- (6) Bursting, cracking or splitting.

“Accident” does not include any condition or event listed in Definition G.1.b.

b. **“Covered Equipment”** means the following:

- (1) Unless specified otherwise in the Declarations:
 - (a) Equipment that generates, transmits or utilizes energy, including electronic communications and data processing equipment; or
 - (b) Equipment which, during normal usage, operates under vacuum or pressure, other than the weight of its contents.
- (2) Except as specifically provided for under Off Premises Property Damage and Service Interruption, such equipment must be at a location described in the Declarations and must be owned or leased by you or operated under your control.

“Covered equipment” does not include any property listed in Definition G.5.b.

2. Coverages Provided

This section lists the coverages that may apply in the event of an “accident.” Each coverage is subject to a specific limit as listed below or as shown in the Declarations. See paragraph C.2. for details.

These coverages apply only to the direct result of an “accident.” For each coverage, we will pay only for that portion of the loss, damage or expense that is solely attributable to the “accident.”

a. Property Damage

We will pay for physical damage to “covered property” that is at a location indicated in the Declarations at the time of the “accident.”

b. Off Premises Property Damage

If you have transportable “covered equipment” that, at the time of the “accident,” is within the Coverage Territory, but is not:

- (1) At a location indicated in the Declarations or;

or Perishable Goods.

- (2) At any other location owned or leased by you,

we will payup to \$100,000 for physical damage to such “covered equipment.”

c. Business Income

- (1) We will pay your actual loss of “business income” during the “period of restoration” that results directly from the necessary total or partial interruption of your business.
- (2) We will also pay any necessary expenses you incur during the “period of restoration” to reduce the amount of loss under this coverage. We will pay for such expenses to the extent that they do not exceed the amount of loss that otherwise would have been payable under this coverage.
- (3) We will consider the actual experience of your business before the “accident” and the probable experience you would have had without the “accident” in determining the amount of our payment.

d. Extra Expense

We will pay the reasonable and necessary “extra expense” to operate your business during the “period of restoration.”

e. Service Interruption

- (1) We will pay for your loss, damage or expense as defined under Business Income coverage, Extra Expense coverage or Perishable Goods coverage caused by an “accident” to “covered equipment” that is owned by a utility, landlord or other supplier with whom you have a contract to supply you with any of the following services: electrical power, waste disposal, air conditioning, refrigeration, heating, natural gas, compressed air, water, steam, internet access, telecommunications services, wide area networks or data transmission.
- (2) Service Interruption coverage will not apply to Perishable Goods unless the failure or disruption of service exceeds 24 hours immediately following the “accident.”

The most we will pay for loss, damage or expense under this coverage is the limit that applies to Business Income, Extra Expense

Includes copyright material of Insurance Services Office, Inc. with its permission.

f. Perishable Goods

site of the undamaged parts of the

- (1) We will pay for physical damage to “perishable goods” due to “spoilage.”
- (2) We will also pay for physical damage to “perishable goods” due to contamination from the release of refrigerant, including but not limited to ammonia.
- (3) We will also pay any necessary expenses you incur during the “period of restoration” to reduce the amount of loss under this coverage. We will pay for such expenses to the extent that they do not exceed the amount of loss that otherwise would have been payable under this coverage.

The most we will pay for loss, damage or expense under this coverage is \$100,000.

g. Data Restoration

- (1) We will pay for your reasonable and necessary cost to research, replace or restore lost “data.”
- (2) We will also pay for your loss and expense as defined under Business Income coverage and Extra Expense coverage that is the result of g.(1) above, if such coverage is otherwise applicable under this policy. This coverage is included within and subject to your Data Restoration limit.

The most we will pay for loss or expense under this coverage is \$100,000.

h. Demolition

- (1) This coverage applies if an “accident” damages a building that is “covered property” and the loss is increased by an ordinance or law that:
 - (a) Requires the demolition of a building that is otherwise reparable;
 - (b) Is in force at the time of the “accident”; and
 - (c) Is not addressed under Hazardous Substances coverage.
- (2) We will pay for the following additional costs to comply with such ordinance or law:
 - (a) Your actual and necessary cost to demolish and clear the

Includes copyright material of Insurance Services Office, Inc. with its permission.

- building; and
- (b) Your actual and necessary cost to reconstruct the undamaged parts of the building.
- (3) As used in this coverage, additional costs mean those beyond what would have been payable under this Equipment Breakdown Coverage had no such ordinance or law been in force at the time of the “accident.”
- (4) We will also pay for your loss and expense as defined under Business Income coverage and Extra Expense coverage that is the result of h.(1) above, if such coverage is otherwise applicable under this policy. This coverage is included within and subject to your Demolition limit.
- The most we will pay for loss, damage or expense under this coverage is \$100,000.
- i. Ordinance or Law**
- (1) This coverage applies if an “accident” damages a building that is “covered property” and the loss is increased by an ordinance or law that:
- (a) Regulates the construction or repair of buildings, including “building utilities”;
- (b) Is in force at the time of the “accident”; and
- (c) Is not addressed under Demolition coverage or Hazardous Substances coverage.
- (2) We will pay for the following additional costs to comply with such ordinance or law:
- (a) Your actual and necessary cost to repair the damaged portions of the building;
- (b) Your actual and necessary cost to reconstruct the damaged portions of the building; and
- (c) Your actual and necessary cost to bring undamaged portions of the building into compliance with the ordinance or law.
- (3) As used in this coverage, additional costs mean those beyond what would have been payable under this Equipment Breakdown Coverage had no such ordinance or law been in force at the time of the “accident.”
- (4) We will also pay for your loss and

expense as defined under Business Income coverage and Extra Expense coverage that is the result of i.(1) above, if such coverage is otherwise applicable under this policy. This coverage is included within and subject to your Ordinance or Law limit.

The most we will pay for loss, damage or expense under this coverage is \$100,000.

j. Expediting Expenses

With respect to your damaged “covered property,” we will pay the reasonable extra cost to:

- (1) Make temporary repairs; and
- (2) Expedite permanent repairs or permanent replacement.

The most we will pay for loss or expense under this coverage is \$100,000.

k. Hazardous Substances

- (1) We will pay for the additional cost to repair or replace “covered property” because of contamination by a “hazardous substance.” This includes the additional expenses to clean up or dispose of such property. This does not include contamination of “perishable goods” by refrigerant, including but not limited to ammonia, which is addressed in Perishable Goods, A.2.f.(2).
- (2) As used in this coverage, additional costs mean those beyond what would have been payable under this Equipment Breakdown Coverage had no “hazardous substance” been involved.
- (3) We will also pay for your loss and expense as defined under Business Income coverage and Extra Expense coverage that is the result of k.(1) above, if such coverage is otherwise applicable under this policy. This coverage is included within and subject to your Hazardous Substances limit.

The most we will pay for loss, damage or expense under this coverage is \$100,000.

l. Newly Acquired Locations

- (1) You will notify us promptly of any newly acquired location that you have purchased or leased during the Policy Period.
- (2) All coverages applicable to any scheduled location under this

Equipment Breakdown Coverage are extended to a newly acquired location that you have purchased or leased during the Policy Period.

- (3) This coverage begins at the time you acquire the property. As respects newly constructed properties, we will only consider them to be acquired by you when you have fully accepted the completed project.
- (4) This coverage ends when any of the following first occurs:
 - (a) This Policy expires;
 - (b) 90 days expire after you acquire the location;
 - (c) The location is incorporated into the regular coverage of this policy; or
 - (d) The location is incorporated into the regular coverage of another Equipment Breakdown policy you have.
- (5) If limits or deductibles vary by location, the highest limits and deductibles will apply to newly acquired locations. However, the most we will pay for loss, damage or expense arising from any "one accident" is the amount shown as the Newly Acquired Locations limit in the Declarations.
- (6) We will charge you additional premium for newly acquired locations from the date you acquire the property.

m. Course of Construction

This coverage is automatically included and does not need to be indicated in the Declarations.

- (1) You will notify us promptly of any expansion or rehabilitation of any location described in the Declarations.
- (2) All coverages applicable to any location described in the Declarations are extended to an expansion or rehabilitation of that location.
- (3) This coverage begins at the time you begin the expansion or rehabilitation project.
- (4) We will charge you additional premium for newly acquired equipment from the date the equipment is installed.

B. EXCLUSIONS

We will not pay for any excluded loss, damage or expense, even though any other cause or event contributes concurrently or in any sequence to the loss, damage or expense.

1. We will not pay for loss, damage or expense caused directly or indirectly by any of the following, whether or not caused by or resulting from an "accident."

a. Fire and Explosion

- (1) Fire, including smoke from a fire.
- (2) Combustion explosion. This includes, but is not limited to, a combustion explosion of any steam boiler or other fired vessel.
- (3) Any other explosion, except as specifically provided in A.1.a.(3).

b. Ordinance or Law

The enforcement of, or change in, any ordinance, law, regulation, rule or ruling regulating or restricting repair, replacement, alteration, use, operation, construction or installation, except as specifically provided in A.2.h., i. and k. (Demolition, Ordinance or Law and Hazardous Substances coverages).

c. Earth Movement

Earth movement, whether natural or human-made, including but not limited to earthquake, shock, tremor, subsidence, landslide, rock fall, earth sinking, sinkhole collapse or tsunami.

d. Nuclear Hazard

Nuclear reaction, detonation or radiation, or radioactive contamination, however caused.

e. War and Military Action

- (1) War, including undeclared or civil war;
- (2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
- (3) Insurrection, rebellion, revolution, usurped power, political violence or action taken by governmental authority in hindering or defending against any of these.

f. Water

- (1) Flood, surface water, waves, tides, tidal waves, overflow of any body of

- water, or their spray, all whether driven by wind or not;
 - (2) Mudslide or mudflow; or
 - (3) Water that backs up or overflows from a sewer, drain or sump.
 - g. Failure to Protect Property**
 Your failure to use all reasonable means to protect “covered property” from damage following an “accident.”
 - h. Fines**
 Fine, penalty or punitive damage.
 - i. Mold**
 Mold, fungus, mildew or yeast, including any spores or toxins created or produced by or emanating from such mold, fungus, mildew or yeast. This includes, but is not limited to, costs arising from clean-up, remediation, containment, removal or abatement of such mold, fungus, mildew, yeast, spores or toxins. However, this exclusion does not apply to “spoilage” of personal property that is “perishable goods” to the extent that such “spoilage” is covered under Perishable Goods coverage.
 - j. Deliberate Acts**
 The deliberate act of any person to cause damage or harm, including but not limited to vandalism, malicious mischief or sabotage.
2. We will not pay for an “accident” caused by or resulting from any of the following causes of loss:
- a. Lightning.**
 - b. Windstorm or Hail.** However, this exclusion does not apply when:
 - (1) “Covered equipment” located within a building or structure suffers an “accident” that results from wind-blown rain, snow, sand or dust; and
 - (2) The building or structure did not first sustain wind or hail damage to its roof or walls through which the rain, snow, sand or dust entered.
 - c. Collision or any physical contact caused by a “vehicle.”** This includes damage by objects falling from aircraft. However, this exclusion does not apply to any unlicensed “vehicles” which you own or which are operated in the course of your business.
 - d. Riot or Civil Commotion.**
 - e. Leakage or discharge of any substance from an automatic sprinkler system, including collapse of a tank that is part of**
 - the system.
 - f. Volcanic Action.**
 - g. An electrical insulation breakdown test.**
 - h. A hydrostatic, pneumatic or gas pressure test.**
 - i. Water or other means intended to extinguish a fire, even when such an attempt is unsuccessful.**
 - j. Elevator collision.**
3. We will not pay for an “accident” caused by or resulting from any of the following perils, if such peril is a covered cause of loss under another coverage part or policy of insurance you have, whether collectible or not, and without regard to whether or not the other coverage part or policy of insurance provides the same coverage or scope of coverage as this policy.
- a. Falling Objects.**
 - b. Weight of Snow, Ice or Sleet.**
 - c. Water Damage,** meaning discharge or leakage of water or steam as the direct result of the breaking apart or cracking of any part of a system or appliance containing water or steam.
 - d. Collapse.**
 - e. Breakage of Glass.**
 - f. Freezing caused by cold weather.**
 - g. Discharge of molten material from equipment, including the heat from such discharged material.**
4. Exclusions 2. and 3. do not apply if all of the following are true:
- a. The excluded peril occurs away from any location described in the Declarations and causes an electrical surge or other electrical disturbance;**
 - b. Such surge or disturbance is transmitted through utility service transmission lines to a described location;**
 - c. At the described location, the surge or disturbance results in an “accident” to “covered equipment” that is owned or operated under the control of you or your landlord; and**
 - d. The loss, damage or expense caused by such surge or disturbance is not a covered cause of loss under another coverage part or policy of insurance you have, whether collectible or not, and without regard to whether or not the other coverage part or policy of insurance provides the same coverage or scope of coverage as this policy.**
5. With respect to Business Income, Extra Expense

and Service Interruption coverages, we will also not pay for:

- a. Loss associated with business that would not or could not have been carried on if the “accident” had not occurred;
 - b. Loss caused by your failure to use due diligence and dispatch and all reasonable means to resume business;
 - c. That part of any loss that extends beyond or occurs after the “period of restoration.” This includes, but is not limited to:
 - (1) “Business income” that would have been earned after the “period of restoration,” even if such loss is the direct result of the suspension, lapse or cancellation of a contract during the “period of restoration”; and
 - (2) “Extra expense” to operate your business after the “period of restoration,” even if such loss is contracted for and paid during the “period of restoration.”
 - d. Any increase in loss resulting from an agreement between you and your customer or supplier. This includes, but is not limited to, contingent bonuses or penalties, late fees, demand charges beyond the calendar month when the damaged property is repaired or replaced, demurrage charges and liquidated damages.
6. With respect to Off Premises Property Damage coverage and Service Interruption coverage, we will also not pay for an “accident” caused by or resulting from any of the perils listed in Exclusion 3. above, whether or not such peril is a covered cause of loss under another coverage part or policy of insurance you have.
 7. With respect to Data Restoration coverage, we will also not pay to reproduce:
 - a. Software programs or operating systems that are not commercially available; or
 - b. “Data” that is obsolete, unnecessary or useless to you.
 8. With respect to Demolition and Ordinance or Law coverages, we will also not pay for:
 - a. Increased demolition or reconstruction costs until they are actually incurred; or
 - b. Loss due to any ordinance or law that:
 - (1) You were required to comply with before the loss, even if the building was undamaged; and
 - (2) You failed to comply with; whether or not you were aware of such non-compliance.

C. LIMITS OF INSURANCE

Any payment made under this Equipment Breakdown Coverage will not be increased if more than one insured is shown in the Declarations or if you are comprised of more than one legal entity.

1. Equipment Breakdown Limit

The most we will pay for loss, damage or expense arising from any “one accident” is the amount shown as the Equipment Breakdown Limit in the Declarations.

2. Coverage Limits

- a. The limit of your insurance under each of the coverages listed in A.2. from loss, damage or expense arising from any “one accident” is the amount indicated for that coverage in this Equipment Breakdown Coverage or as shown in the Declarations. These limits are a part of, and not in addition to, the Equipment Breakdown Limit. If a coverage is shown as “Included,” that coverage is provided up to the remaining amount of the Equipment Breakdown Limit. If no limit is shown in the Declarations for a coverage, or if a coverage is shown as Excluded in the Declarations, that coverage will be considered to have a limit of \$0.
- b. If two or more coverage limits apply to the same loss or portion of a loss, we will pay only the smallest of the applicable limits for that loss or portion of the loss. This means that if:
 - (1) You have a loss under one of the coverages listed in A.2.; and
 - (2) All or part of the loss is not covered because the applicable coverage is Excluded or has a limit that is less than the amount of your loss,
 we will not pay the remaining amount of such loss under any other coverage.

EXAMPLE

Property Damage Limit: \$7,000,000

Business Income Limit: \$500,000

Hazardous Substances Limit: \$25,000

There is an “accident” that results in a loss of \$100,000. If no “hazardous substance” had been involved, the property damage loss would have been \$10,000 and the business income loss would have been \$20,000. The presence of the “hazardous substance” increased the loss by \$70,000 (increasing the clean up and repair costs by \$30,000 and increasing the business income loss by \$40,000).

We will pay \$55,000 (\$10,000 property damage plus \$20,000 business income plus \$25,000 hazardous substances).

D. DEDUCTIBLES

1. Deductibles for Each Coverage

- a. Unless the Declarations indicate that your deductible is combined for all coverages, multiple deductibles may apply to any "one accident."
- b. We will not pay for loss, damage or expense under any coverage until the amount of the covered loss or damage exceeds the deductible amount indicated for that coverage in the Declarations, however, in no event will the Direct Coverage deductible be less than \$1,000. We will then pay the amount of loss, damage or expense in excess of the applicable deductible amount, subject to the applicable limit indicated in the Declarations.
- c. If deductibles vary by type of "covered equipment" and more than one type of "covered equipment" is involved in any "one accident," only the highest deductible for each coverage will apply.
- d. The following applies when a deductible is expressed as a function of the horsepower rating of a refrigerating or air conditioning system. If more than one compressor is used with a single system, the horsepower rating of the largest motor or compressor will determine the horsepower rating of the system.

2. Direct and Indirect Coverages

- a. Direct Coverages Deductibles and Indirect Coverages Deductibles may be indicated in the Declarations.
- b. Unless more specifically indicated in the Declarations:
 - (1) Indirect Coverages Deductibles apply to Business Income and Extra Expense loss, regardless of where such coverage is provided in this Equipment Breakdown Coverage; and
 - (2) Direct Coverages Deductibles apply to all remaining loss, damage or expense covered by this Equipment Breakdown Coverage.

EXAMPLE

An "accident" results in covered losses as follows:

\$100,000 Total Loss (all applicable coverages)

\$ 35,000 Business Income Loss (including \$2,000 of business income loss payable under Data Restoration coverage)

\$ 5,000 Extra Expense Loss

In this case, the Indirect coverages loss totals

Includes copyright material of Insurance Services Office, Inc. with its permission.

\$40,000 before application of the Indirect Coverages Deductible. The Direct coverages loss totals the remaining \$60,000 before application of the Direct Coverages Deductible.

3. Application of Deductibles

a. Dollar Deductibles

We will not pay for loss, damage or expense resulting from any "one accident" until the amount of loss, damage or expense exceeds the applicable deductible or deductibles shown in the Declarations. We will then pay the amount of loss, damage or expense in excess of the applicable deductible or deductibles, subject to the applicable limits shown in the Declarations.

b. Time Deductibles

We will not be liable for any loss occurring during the specified number of hours shown in the Declarations immediately following the "accident."

E. LOSS CONDITIONS

The following conditions apply:

1. Abandonment

There can be no abandonment of any property to us.

2. Defense

We have the right, but are not obligated, to defend you against suits arising from claims of owners of property in your care, custody or control. When we do this, it will be at our expense.

3. Duties in the Event of Loss or Damage

You must see that the following are done in the event of loss or damage:

- a. Give us a prompt notice of the loss or damage, including a description of the property involved.
- b. You must reduce your loss, damage or expense, if possible, by:
 - (1) Protecting property from further damage. We will not pay for your failure to protect property, as stated in Exclusion B.1.g.;
 - (2) Resuming business, partially or completely at the location of loss or at another location;
 - (3) Making up lost business within a reasonable amount of time. This includes working extra time or overtime at the location of loss or at another location. The reasonable amount of time does not necessarily

- end when the operations are resumed;
 - (4) Using merchandise or other property available to you;
 - (5) Using the property or services of others; and
 - (6) Salvaging the damaged property.
- c. Allow us a reasonable time and opportunity to examine the property and premises before repair or replacement is undertaken or physical evidence of the “accident” is removed. But you must take whatever measures are necessary for protection from further damage.
- d. Make no statement that will assume any obligation or admit any liability, for any loss, damage or expense for which we may be liable, without our consent.
- e. Promptly send us any legal papers or notices received concerning the loss, damage or expense.
- f. As often as may be reasonably required, permit us to inspect your property, premises and records. Also permit us to take samples of damaged and undamaged property for inspection, testing and analysis, and permit us to make copies from your books and records.
- g. If requested, permit us to examine you and any of your agents, employees and representatives under oath. We may examine any insured under oath while not in the presence of any other insured. Such examination:
 - (1) May be at any time reasonably required;
 - (2) May be about any matter relating to this insurance, your loss, damage or expense, or your claim, including, but not limited to, your books and records; and
 - (3) May be recorded by us by any methods we choose.
- h. Send us a signed, sworn proof of loss containing the information we request. You must do this within 60 days after our request.
- i. Cooperate with us in the investigation and settlement of the claim.

4. Errors and Omissions

- a. We will pay your loss covered by this Equipment Breakdown coverage if such loss is otherwise not payable solely because of any of the following:
 - (1) Any error or unintentional omission

- in the description or location of property as insured under this policy;
 - (2) Any failure through error to include any premises owned or occupied by you at the inception of this policy; or
 - (3) Any error or unintentional omission by you that results in cancellation of any premises insured under this policy.
- b. No coverage is provided as a result of any error or unintentional omission by you in the reporting of values or the coverage you requested.
- c. It is a condition of this coverage that such errors or unintentional omissions shall be reported and corrected when discovered. The policy premium will be adjusted accordingly to reflect the date the premises should have been added had no error or omission occurred.

5. Proving Your Loss

It is your responsibility, at your own expense, to provide documentation to us:

- a. Demonstrating that the loss, damage or expense is the result of an “accident” covered under this Equipment Breakdown Coverage; and
- b. Calculating the dollar amount of the loss, damage and expense that you claim is covered.

Your responsibility in 5.a. above is without regard to whether or not the possible “accident” occurred at your premises or involved your equipment.

6. Salvage and Recoveries

When, in connection with any loss under this Equipment Breakdown Coverage, any salvage or recovery is received after the payment for such loss, the amount of the loss shall be refigured on the basis on which it would have been settled had the amount of salvage or recovery been known at the time the loss was originally determined. Any amounts thus found to be due either party from the other shall be paid promptly.

7. Valuation

We will determine the value of “covered property” as follows:

- a. Except as specified otherwise, our payment for damaged “covered property” will be the smallest of:
 - (1) The cost to repair the damaged property;
 - (2) The cost to replace the damaged property on the same site; or
 - (3) The amount you actually spend that

is necessary to repair or replace the damaged property.

- b. The amount of our payment will be based on the most cost-effective means to replace the function, capacity and remaining useful life of the damaged property. This may include the use of generic, used or reconditioned parts, equipment or property.
- c. Except as described in d. below, you must pay the extra cost of replacing damaged property with property of a better kind or quality or of a different size or capacity.
- d. Environmental, Safety and Efficiency Improvements
 If "covered equipment" requires replacement due to an "accident," we will pay your additional cost to replace with equipment that we agree is better for the environment, safer for people or more energy efficient than the equipment being replaced, subject to the following conditions:
 - (1) We will not pay more than 125% of what the cost would have been to replace with like kind and quality;
 - (2) We will not pay to increase the size or capacity of the equipment;
 - (3) This provision only applies to Property Damage coverage;
 - (4) This provision does not increase any of the applicable limits; and
 - (5) This provision does not apply to the replacement of component parts.
- e. If any one of the following conditions is met, property held for sale by you will be valued at the sales price as if no loss or damage had occurred, less any discounts and expenses that otherwise would have applied:
 - (1) The property was manufactured by you;
 - (2) The sales price of the property is less than the replacement cost of the property; or
 - (3) You are unable to replace the property before its anticipated sale.
- f. Except as specifically provided for under Data Restoration coverage, "data" and "media" will be valued on the following basis:
 - (1) For mass-produced and commercially available software, at the replacement cost.
 - (2) For all other "data" and "media," at the cost of blank "media" for reproducing the records. We will not

pay for "data" representing financial records based on the face value of such records.

F. ADDITIONAL CONDITIONS

The following conditions apply in addition to the Loss Conditions:

1. Additional Insured

If a person or organization is designated in this Equipment Breakdown Coverage as an additional insured, we will consider them to be an insured under this Equipment Breakdown Coverage only to the extent of their interest in the "covered property."

2. Bankruptcy

The bankruptcy or insolvency of you or your estate will not relieve you or us of any obligation under this Equipment Breakdown Coverage.

3. Concealment, Misrepresentation or Fraud

We will not pay for any loss and coverage will be void if you or any additional insured at any time:

- a. Intentionally cause or allow loss, damage or expense in order to collect on insurance; or
- b. Intentionally conceal or misrepresent a material fact concerning:
 - (1) This Equipment Breakdown Coverage;
 - (2) The "covered property";
 - (3) Your interest in the "covered property"; or
 - (4) A claim under this Equipment Breakdown Coverage.

4. Jurisdictional Inspections

It is your responsibility to comply with any state or municipal boiler and pressure vessel regulations. If any "covered equipment" that is "covered property" requires inspection to comply with such regulations, at your option we agree to perform such inspection. We do not warrant that conditions are safe or healthful.

5. Legal Action Against Us

No one may bring a legal action against us under this Equipment Breakdown Coverage unless:

- a. There has been full compliance with all the terms of this Equipment Breakdown Coverage; and
- b. The action is brought within two years after the date of the "accident"; or
- c. We agree in writing that you have an obligation to pay for damage to "covered property" of others or until the amount of

that obligation has been determined by final judgment or arbitration award. No one has the right under this policy to bring us into an action to determine your liability.

6. Liberalization

If we adopt any standard form revision for general use that would broaden the coverage under this Equipment Breakdown Coverage without additional premium, the broadened coverage will apply to this Equipment Breakdown Coverage commencing on the date that such revision becomes effective in the jurisdiction where the "accident" occurs.

7. Loss Payable

- a. We will pay you and the loss payee shown in the Declarations for loss covered by this Equipment Breakdown Coverage, as interests may appear. The insurance covers the interest of the loss payee unless the loss results from conversion, secretion or embezzlement on your part or on the part of the loss payee.
- b. We may cancel the policy as allowed by the Cancellation Condition. Cancellation ends this agreement as to the loss payee's interest. If we cancel, we will mail you and the loss payee the same advance notice.
- c. If we make any payment to the loss payee, we will obtain their rights against any other party.

8. Maintaining Your Property and Equipment

It is your responsibility to appropriately maintain your property and equipment. We will not pay your costs to maintain, operate, protect or enhance your property or equipment, even if such costs are to comply with our recommendations or prevent loss, damage or expense that would be covered under this policy.

9. Mortgage Holders

- a. The term mortgage holder includes trustee.
- b. We will pay for direct damage to "covered property" due to an "accident" to "covered equipment" to you and each mortgage holder shown in the Declarations in their order of precedence, as interests in the "covered property" may appear.
- c. The mortgage holder has the right to receive loss payment even if the mortgage holder has started foreclosure or similar action on the "covered property."
- d. If we deny your claim because of your acts or because you have failed to comply with the terms of this Equipment Breakdown Coverage, the mortgage holder will still have the right to receive loss payment,

provided the mortgage holder does all of the following:

- (1) Pays any premium due under this Equipment Breakdown Coverage at our request if you have failed to do so;
- (2) Submits a signed, sworn proof of loss within 60 days after receiving notice from us of your failure to do so;
- (3) Has notified us of any change in ownership or material change in risk known to the mortgage holder; and
- (4) Has complied with all other terms and conditions of this Policy.

All of the terms of this Equipment Breakdown Coverage will then apply directly to the mortgage holder.

- e. If we pay the mortgage holder for any loss and deny payment to you because of your acts or because you have failed to comply with the terms of this Equipment Breakdown Coverage:

- (1) The mortgage holder's right under the mortgage will be transferred to us to the extent of the amount we pay; and
- (2) The mortgage holder's right to recover the full amount of the mortgage holder's claim will not be impaired.

At our option, we may pay to the mortgage holder the whole principal on the mortgage plus any accrued interest. In this event, your mortgage and note will be transferred to us and you will pay your remaining mortgage debt to us.

- f. If we cancel this policy, we will give written notice to the mortgage holder at least:

- (1) 10 days before the effective date of cancellation if we cancel for your nonpayment of premium; or
- (2) 30 days before the effective date of cancellation if we cancel for any other reason.

- g. If we elect not to renew this policy, we will give written notice to the mortgage holder at least 10 days before the expiration date of this policy.

- h. If we suspend coverage, it will also be suspended as respects the mortgage holder. We will give written notice of the suspension to the mortgage holder.

10. Other Insurance

If there is other insurance that applies to the same loss, damage or expense, this Equipment

Breakdown Coverage shall apply only as excess insurance after all other applicable insurance has been exhausted.

11. Policy Period, Coverage Territory

Under this Equipment Breakdown Coverage:

- a. The "accident" must occur during the Policy Period, but expiration of the policy does not limit our liability.
- b. The "accident" must occur within the following Coverage Territory:
 - (1) The United States of America (including its territories and possessions);
 - (2) Puerto Rico; and
 - (3) Canada.

12. Privilege to Adjust with Owner

In the event of loss, damage or expense involving property of others in your care, custody or control, we have the right to settle the loss, damage or expense with respect to such property with the owner of the property. Settlement with owners of that property will satisfy any claim of yours.

13. Suspension

Whenever "covered equipment" is found to be in, or exposed to, a dangerous condition, any of our representatives may immediately suspend the insurance against loss from an "accident" to that "covered equipment." This can be done by delivering or mailing a written notice of suspension to:

- a. Your last known address; or
- b. The address where the "covered equipment" is located.

Once suspended in this way, your insurance can be reinstated only by an endorsement for that "covered equipment."

If we suspend your insurance, you will get a pro rata refund of premium for that "covered equipment" for the period of suspension. But the suspension will be effective even if we have not yet made or offered a refund.

14. Transfer of Rights of Recovery Against Others to Us

If any person or organization to or for whom we make payment under this Equipment Breakdown Coverage has rights to recover damages from another, those rights are transferred to us to the extent of our payment. That person or organization must do everything necessary to secure our rights and must do nothing after loss to impair them. But you may waive your rights against another party in writing:

- a. Prior to an "accident."

- b. After an "accident" only if, at time of the "accident," that party is one of the following:

- (1) Someone insured by this Policy; or
- (2) A business firm:
 - (a) Owned or controlled by you; or
 - (b) That owns or controls you.

G. DEFINITIONS

1. "Accident"

- a. "Accident" is defined in A.1.a.
- b. None of the following is an "accident," however caused and without regard to whether such condition or event is normal and expected or unusual and unexpected:

- (1) Depletion, deterioration, rust, corrosion, erosion, settling or wear and tear;
- (2) Any gradually developing condition;
- (3) Any defect, programming error, programming limitation, computer virus, malicious code, loss of "data," loss of access, loss of use, loss of functionality or other condition within or involving "data" or "media" of any kind;
- (4) Contamination by a "hazardous substance"; or
- (5) Misalignment, miscalibration, tripping off-line, or any condition which can be corrected by resetting, tightening, adjusting or cleaning, or by the performance of maintenance.

2. "Building Utilities" means "covered equipment" permanently mounted on or in a building and used to provide any of the following services within the building: heating, ventilating, air conditioning, electrical power, hot water, elevator or escalator services, natural gas service or communications. "Building utilities" does not include personal property or equipment used in manufacturing or processing.

3. "Buried Vessels or Piping" means any piping or vessel buried or encased in the earth, concrete or other material, whether above or below grade, or in an enclosure which does not allow access for inspection and repair.

4. "Business Income" means the sum of:

- a. The Net Income (net profit or loss before income taxes) that would have been earned or incurred; and
- b. Continuing normal and necessary operating expenses incurred, including employee payroll.

5. "Covered Equipment"

- a. "Covered Equipment" is defined in A.1.b.
- b. None of the following is "covered equipment":
 - (1) Structure, including but not limited to the structural portions of buildings and towers, scaffolding, and any air supported enclosure;
 - (2) Foundation;
 - (3) Cabinet, compartment, conduit or ductwork;
 - (4) Insulating or refractory material;
 - (5) "Buried vessels or piping" and any other equipment located underground or wholly or partly buried underground;
 - (6) Waste, drainage or sewer piping;
 - (7) Piping, valves or fittings forming a part of a sprinkler or fire suppression system;
 - (8) Water piping that is not part of a closed loop used to conduct heat or cooling from a boiler or a refrigeration or air conditioning system;
 - (9) "Vehicle" or any equipment mounted on a "vehicle", unless the "vehicle" is parked within the Coverage Territory and the equipment is in use or connected, ready for use;
 - (10) Satellite, spacecraft or any equipment mounted on a satellite or spacecraft;
 - (11) Dragline, excavation or construction equipment;
 - (12) Equipment manufactured by you for sale
 - (13) "Data";
 - (14) Rotating biological contactors;
 - (15) Conveyors, cranes or hoists; or
 - (16) Mobile Magnetic Resonance Imaging equipment (MRI) until it has operated for four continuous hours at the location where the "accident" occurs.

6. "Covered Property"

- a. "Covered Property" means property that you own or property that is in your care, custody or control and for which you are legally liable. Such property must be at a location described in the Declarations except as provided under Off Premises Property Damage coverage.
- b. None of the following is "covered property":
 - (1) Accounts, bills, currency, deeds or other evidences of debt, money, notes or securities;

- (2) Fine arts, jewelry, furs or precious stones;
- (3) Precious metal, unless forming a part of "covered equipment";
- (4) Animals;
- (5) Contraband, or property in the course of illegal transportation or trade;
- (6) Land (including land on which the property is located), water, trees, growing crops or lawns;
- (7) Shrubs or plants, unless held indoors for retail sale; or
- (8) Media used in trickle filters or other sewage processing equipment, including but not limited to biological or plastic media.

7. "Data" means information or instructions stored in digital code capable of being processed by machinery.
8. "Extra Expense" means the additional cost you incur to operate your business over and above the cost that you normally would have incurred to operate your business during the same period had no "accident" occurred.
9. "Hazardous Substance" means any substance that is hazardous to health or has been declared to be hazardous to health by a governmental agency.
10. "Media" means material on which "data" is recorded, such as magnetic tapes, hard disks, optical disks or floppy disks.
11. "One Accident" means all "accidents" occurring at the same time from the same event. If an "accident" causes other "accidents," all will be considered "one accident."
12. "Period of Restoration" means the period of time that begins at the time of the "accident" and continues until the earlier of:
 - a. The date the physical damage to "covered equipment" is repaired or replaced; or
 - b. The date on which such damage could have been repaired or replaced with the exercise of due diligence and dispatch, plus an additional 5 days.
13. "Perishable Goods" means any "covered property" subject to deterioration or impairment as a result of a change of conditions, including but not limited to temperature, humidity or pressure.
14. "Spoilage" means any detrimental change in state. This includes but is not limited to thawing of frozen goods, warming of refrigerated goods, freezing of fresh goods, solidification of liquid or molten material and chemical reactions to

material in process.

- 15. “Vehicle”** means any machine or apparatus that is used for transportation or moves under its own power. “Vehicle” includes, but is not limited to, car, truck, bus, trailer, train, aircraft, watercraft, forklift, bulldozer, tractor or harvester.

However, any property that is stationary, permanently installed at a covered location and that receives electrical power from an external power source will not be considered a “vehicle.”

**COMMERCIAL PROPERTY
CP 01 75 07 06**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA

This endorsement modifies insurance provided under the following:

**COMMERCIAL PROPERTY COVERAGE PART
STANDARD PROPERTY POLICY**

- A.** The exclusion set forth in Paragraph B. applies to all coverage under all forms and endorsements that comprise this Coverage Part or Policy, including but not limited to forms or endorsements that cover property damage to buildings or personal property and forms or endorsements that cover business income, extra expense or action of civil authority.
- B.** We will not pay for loss or damage caused by or resulting from any virus, bacterium or other microorganism that induces or is capable of inducing physical distress, illness or disease.
- C.** However, this exclusion does not apply to loss or damage caused by or resulting from fungus. Such loss or damage is addressed in a separate exclusion in this Coverage Part or Policy.
- D.** With respect to any loss or damage subject to the exclusion in Paragraph B., such exclusion supersedes any exclusion relating to "pollutants".
- E.** The terms of the exclusion in Paragraph B., or the inapplicability of this exclusion to a particular loss, do not serve to create coverage for any loss that would otherwise be excluded under this Coverage Part or Policy.

IL 09 35 07 02

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION OF CERTAIN COMPUTER-RELATED LOSSES

This endorsement modifies insurance provided under the following:

COMMERCIAL INLAND MARINE COVERAGE PART
COMMERCIAL PROPERTY COVERAGE
PART CRIME AND FIDELITY COVERAGE
PART STANDARD PROPERTY POLICY

A. We will not pay for loss ("loss") or damage caused directly or indirectly by the following. Such loss ("loss") or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss ("loss") or damage.

1. The failure, malfunction or inadequacy of:

a. Any of the following, whether belonging to any insured or to others:

- (1)** Computer hardware, including micro-processors;
- (2)** Computer application software;
- (3)** Computer operating systems and related software;
- (4)** Computer networks;
- (5)** Microprocessors (computer chips) not part of any computer system; or
- (6)** Any other computerized or electronic equipment or components; or

b. Any other products, and any services, data or functions that directly or indirectly use or rely upon, in any manner, any of the items listed in Paragraph **A.1.a.** of this endorsement;

due to the inability to correctly recognize, process, distinguish, interpret or accept one or more dates or times. An example is the inability of computer software to recognize the year 2000.

2.

Any advice, consultation, design, evaluation, inspection, installation, maintenance, repair, replacement or supervision provided or done by you or for you to determine, rectify or test for, any potential or actual problems described in Paragraph **A.1.** of this endorsement.

B. If an excluded Cause of Loss as described in Paragraph **A.** of this endorsement results:

1. In a Covered Cause of Loss under the Crime and Fidelity Coverage Part, the Commercial Inland Marine Coverage Part or the Standard Property Policy; or

2. Under the Commercial Property Coverage Part:

a. In a "Specified Cause of Loss", or in elevator collision resulting from mechanical breakdown, under the Causes of Loss - Special Form; or

b. In a Covered Cause of Loss under the Causes Of Loss - Basic Form or the Causes Of Loss - Broad Form;

we will pay only for the loss ("loss") or damage caused by such "Specified Cause of Loss", elevator collision, or Covered Cause of Loss.

C. We will not pay for repair, replacement or modification of any items in Paragraphs **A.1.a.** and **A.1.b.** of this endorsement to correct any deficiencies or change any features.

MICROORGANISM EXCLUSION (ABSOLUTE)

This Policy does not insure any loss, damage, claim, cost, expense or other sum directly or indirectly arising out of or relating to:

mold, mildew, fungus, spores or other microorganism of any type, nature, or description, including but not limited to any substance whose presence poses an actual or potential threat to human health.

This Exclusion applies regardless whether there is (i) any physical loss or damage to insured property; (ii) any insured peril or cause, whether or not contributing concurrently or in any sequence; (iii) any loss of use, occupancy, or functionality; or (iv) any action required, including but not limited to repair, replacement, removal, cleanup, abatement, disposal, relocation, or steps taken to address medical or legal concerns.

This Exclusion replaces and supersedes any provision in the Policy that provides insurance, in whole or in part, for these matters.

LMA5018

14/09/2005

RADIOACTIVE CONTAMINATION EXCLUSION CLAUSE -
PHYSICAL DAMAGE - DIRECT (U.S.A.)

This Policy does not cover any loss or damage arising directly or indirectly from nuclear reaction nuclear radiation or radioactive contamination however such nuclear reaction nuclear radiation or radioactive contamination may have been caused * NEVERTHELESS if Fire is an insured peril and a Fire arises directly or indirectly from nuclear reaction nuclear radiation or radioactive contamination any loss or damage arising directly from that Fire shall (subject to the provisions of this policy) be covered EXCLUDING however all loss or damage caused by nuclear reaction nuclear radiation or radioactive contamination arising directly or indirectly from that Fire.

* NOTE. - If Fire is not an insured peril under this policy the words "NEVERTHELESS" to the end of the clause do not apply and should be disregarded.

NMA1191

07/05/1959

SEEPAGE & POLLUTION, LAND, AIR WATER EXCLUSION & DEBRIS REMOVAL ENDORSEMENT

LAND, WATER AND AIR EXCLUSION

Notwithstanding any provision to the contrary within the Policy of which this Endorsement forms part (or within any other Endorsement which forms part of this Policy), this Policy does not insure land (including but not limited to land on which the insured property is located), water or air, howsoever and wherever occurring, or any interest or right therein.

SEEPAGE AND/OR POLLUTION AND/OR CONTAMINATION EXCLUSION

Notwithstanding any provision to the contrary within the Policy of which this Endorsement forms part (or within any other Endorsement which forms part of this Policy), this Policy does not insure:

- (a) any loss, damage, cost or expense, or
- (b) any increase in insured loss, damage, cost or expense, or
- (c) any loss, damage, cost, expense, fine or penalty, which is incurred, sustained or imposed by order, direction, instruction or request of, or by any agreement with, any court, government agency or any public, civil or military authority, or threat thereof, (and whether or not as a result of public or private litigation),

which arises from any kind of seepage or any kind of pollution and/or contamination, or threat thereof, whether or not caused by or resulting from a peril insured, or from steps or measures taken in connection with the avoidance, prevention, abatement, mitigation, remediation, clean-up or removal of such seepage or pollution and/or contamination or threat thereof.

The term "any kind of seepage or any kind of pollution and/or contamination" as used in this Endorsement includes (but is not limited to):

- (a) seepage of, or pollution and/or contamination by, anything, including but not limited to, any material designated as a "hazardous substance" by the United States Environmental Protection Agency or as a "hazardous material" by the United States Department of Transportation, or defined as a "toxic substance" by the Canadian Environmental Protection Act for the purposes of Part II of that Act, or any substance designated or defined as toxic, dangerous, hazardous or deleterious to persons or the environment under any other Federal, State, Provincial, Municipal or other law, ordinance or regulation; and
- (b) the presence, existence, or release of anything which endangers or threatens to endanger the health, safety or welfare of persons or the environment.

DEBRIS REMOVAL ENDORSEMENT

THIS ENDORSEMENT CONTAINS PROVISIONS WHICH MAY LIMIT OR PREVENT RECOVERY UNDER THIS POLICY FOR LOSS WHERE COSTS OR EXPENSES FOR DEBRIS REMOVAL ARE INCURRED.

Nothing contained in this Endorsement shall override any Seepage and/or Pollution and/or Contamination Exclusion or any Radioactive Contamination Exclusion or any other Exclusion applicable to this Policy.

Any provision within this Policy (or within any other Endorsement which forms part of this Policy) which insures debris removal is cancelled and replaced by the following:

1. In the event of direct physical damage to or destruction of property, for which Underwriters hereon agree to pay, or which but for the application of a deductible or underlying amount they would agree to pay (hereinafter referred to as "Damage or Destruction"), this Policy also insures, within the Sum Insured, subject to the limitations and method of calculation below, and to all the other terms and conditions of the Policy, costs or expenses;
 - (a) which are reasonably and necessarily incurred by the Assured in the removal, from the premises of the Assured at which the Damage or Destruction occurred, of debris which results from the Damage or Destruction; and

- (b) of which the Assured becomes aware and advises the amount thereof to Underwriters hereon within one year of the commencement of such Damage or Destruction.
2. In calculating the amount, if any, payable under this Policy for loss where costs or expenses for removal of debris are incurred by the Assured (subject to the limitations in paragraph 1 above):
- (a) the maximum amount of such costs or expenses that can be included in the method of calculation set out in (b) below shall be the greater of US\$25,000 (twenty-five thousand dollars) or 10% (ten percent) of the amount of the Damage or Destruction from which such costs or expenses result; and
 - (b) the amount of such costs or expenses as limited in (a) above shall be added to:
 - (i) the amount of the Damage or Destruction; and
 - (ii) all other amounts of loss, which arise as a result of the same occurrence, and for which Underwriters hereon also agree to pay, or which but for the application of a deductible or underlying amount they would agree to pay; and
- the resulting sum shall be the amount to which any deductible or underlying amount to which this Policy is subject and the limit (or applicable sub-limit) of this Policy, shall be applied.

NMA2340

24/11/1988

ELECTRONIC DATE RECOGNITION EXCLUSION (EDRE)

This policy does not cover any loss, damage, cost, claim or expense, whether preventative, remedial or otherwise, directly or indirectly arising out of or relating to:

- a) the calculation, comparison, differentiation, sequencing or processing of data involving the date change to the year 2000, or any other date change, including leap year calculations, by any computer system, hardware, programme or software and/or any microchip, integrated circuit or similar device in computer equipment or non-computer equipment, whether the property of the insured or not;

or

- b) any change, alteration, or modification involving the date change to the year 2000, or any other date change, including leap year calculations, to any such computer system, hardware, programme or software and/or any microchip, integrated circuit or similar device in computer equipment or non-computer equipment, whether the property of the insured or not.

This clause applies regardless of any other cause or event that contributes concurrently or in any sequence to the loss, damage, cost, claim or expense.

EDRE

NMA2802

17/12/1997

WAR AND TERRORISM EXCLUSION ENDORSEMENT

Notwithstanding any provision to the contrary within this insurance or any endorsement thereto it is agreed that this insurance excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any of the following regardless of any other cause or event contributing concurrently or in any other sequence to the loss;

- (1) war, invasion, acts of foreign enemies, hostilities or warlike operations (whether war be declared or not), civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of or amounting to an uprising, military or usurped power; or
- (2) any act of terrorism.

For the purpose of this endorsement an act of terrorism means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.

This endorsement also excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to (1) and/or (2) above.

If the Underwriters allege that by reason of this exclusion, any loss, damage, cost or expense is not covered by this insurance the burden of proving the contrary shall be upon the Assured.

In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

NMA2918
08/10/2001

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

BIOLOGICAL OR CHEMICAL MATERIALS EXCLUSION

It is agreed that this Insurance excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with the actual or threatened malicious use of pathogenic or poisonous biological or chemical materials regardless of any other cause or event contributing concurrently or in any other sequence thereto.

NMA2962

06/02/2003

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

Business Personal Property in the Open Exclusion

Notwithstanding anything to the contrary contained herein, it is understood and agreed that the Underwriters will not pay for loss or damage caused directly or indirectly by or resulting from an insured peril to any Business Personal Property in the open.

Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss.

All other terms and conditions remain unaltered.

COSMETIC DAMAGE EXCLUSION ENDORSEMENT

This endorsement modifies insurance provided under this policy:

We will not pay for "cosmetic damage" to the "roof covering" or "siding" of buildings and structures as shown in the schedule caused by windstorm or hail.

"Cosmetic Damage" means:

- 1) Damage that alters the physical appearance but does not result in damage that allows the penetration of water through the "roof covering" or "siding"; or
- 2) Damage that does not result in the failure of the "roof covering" or "siding" to perform its intended function.

"Roof Covering" means:

- 1) Roofing materials exposed to weather;
- 2) Underlayments applied for moisture protection or due to any applicable building codes; and
- 3) Flashing required in the replacement of a roof covering.

"Siding" means the material providing protection to the building or structure that is exposed to weather.

CDE2018

FLOOD EXCLUSION

We will not pay for loss or damage caused directly or indirectly by any of the following.

- (1) Flood, surface water, levee breach, levee break, waves, tides, tidal waves, overflow of any body of water, or their spray, all whether driven by wind or not;
- (2) Mudslide or mudflow;
- (3) Water that backs up or overflows from a sewer, drain or sump; or
- (4) Water under the ground surface pressing on, or flowing or seeping through:
 - (a) Foundations, walls, floors, sidewalks, driveways, paved surfaces, swimming pools or other structures;
 - (b) Basements, whether paved or not; or
 - (c) Doors, windows or other openings.

Such loss or damage is excluded regardless of:

- (a) the cause of the excluded event;
- (b) any other causes of the loss;
- (c) whether other causes of loss acted concurrently or in any other sequence with the excluded event to produce the loss ,or
- (d) whether the event occurs suddenly or gradually, involves isolated or widespread damage, or is caused by or resulting from human or animal forces or any act of nature or any combination of these.

All other terms and conditions remain unchanged.

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

PRE EXISTING CONDITION EXCLUSION

Notwithstanding any provision to the contrary within this insurance or any endorsement thereto it is agreed that this insurance excludes all loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any pre-existing condition of property at the inception date of this insurance.

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

Attaching to and forming part of Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)

SCHEDULE OF UNDERWRITERS

Authority Ref. B1180D250028 : Hereon 15%

100.00000%	33	HIS
100.0000%		

Authority Ref. B1180D242051 : Hereon 10%

50.00000%	4020	ARK
50.00000%	2003	XLC
100.0000%		

Authority Ref. B1180D251080 : Hereon 10%

100.00000%	Hamilton Insurance DAC	
100.0000%		

Authority Ref. B1180D251200 : Hereon 10%

100.00000%	1886	QBE
100.0000%		

Authority Ref. B1180D251926 : Hereon 10%

100.00000%	1225	AES
100.0000%		

Authority Ref. B1180D251712 : Hereon 15%

50.00000%	1856	ACS
50.00000%	457	MRS
100.0000%		

Authority Ref. B1180D251758 : Hereon 5%

100.00000%	2010	MMX
100.0000%		

Authority Ref. B1180D251121 : Hereon 20%

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%), B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%), B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

100.00000%	2001	AML
100.0000%		

Authority Ref. B1180D253000 : Hereon 5%

100.00000%	Evanston Insurance Company	
100.0000%		

Certificate Number: B1180D250028/1062BS (15%), B1180D242051/578BS (10%), B1180D251080/630BS (10%),
B1180D251200/486BS (10%), B1180D251926/514BS (10%), B1180D251712/509BS (15%), B1180D251758/1089 (5%),
B1180D251121/246BS (20%), MBSU000254-01 (5%)
Name Insured: The Hammocks Community Association, Inc

[THIS PAGE LEFT INTENTIONALLY BLANK]