

Insured's Name: Coral Isle East Association, Inc. Policy #: ESP30109961200

Policy Dates: From: 2/26/2026 To: 4/26/2027

Surplus Lines Agent's Name: Susan Flemming

Surplus Lines Agent's Physical Address: 1227 South Patrick Drive Suite 101, Satellite Beach, FL 32937

Surplus Lines Agent's License #: A085932

Producing Agent's Name: Juan Cordoba

Producing Agent's Physical Address: 600 Brickell Avenue Suite 2575 Miami FL, 33131

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.

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

Policy Premium: \$60,000.00

SL Agent Policy Fee: \$2,000.00

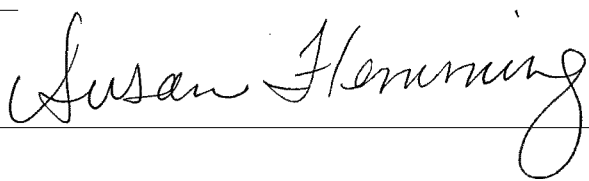
Inspection Fee: \$1,000.00

Other Policy Fees: \$0.00

Tax: \$3,150.00

FSLSO Service Fee: \$0.00

EMPA Surcharge: \$4.00

Surplus Lines Agent's Countersignature: 

☐

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.

SURPLUS LINES NOTICE

FLORIDA

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POLICYHOLDER NOTICE

U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Policyholder Notice nor can it be construed to replace any provisions of your policy. You should read your policy and review your Declarations page for complete information on the coverages you are provided.

This Notice provides information concerning possible impact on your insurance coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous:

- Foreign agents;
- Front organizations;
- Terrorists;
- Terrorist organizations; and
- Narcotics traffickers;

as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <http://www.treas.gov/ofac>.

In accordance with OFAC regulations, if it is determined that you or any other insured, or any person or entity claiming the benefits of this insurance has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, this insurance will be considered a blocked or frozen contract and all provisions of this insurance are immediately subject to OFAC. When an insurance policy is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments also apply.



Coral Isle East Association, Inc. - Property Binder

To: Amwins Insurance Brokerage LLC

1227 S. Patrick Drive
Suite 101
Satellite Beach, FL 32937

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.

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

We are pleased to provide the following Binder:

Named Insured: Coral Isle East Association, Inc.
c/o Allied Property Group, Inc.
12350 Southwest 132 Court
Suite 114
Miami, FL 33186

Insurer: Endurance American Specialty Insurance Company
Non-Admitted Paper
A.M. Best Rating: A+ XV
Standard & Poor's Credit Rating: A+ (Strong)

Policy Period: From: February 26, 2026 To: April 26, 2027
(12:01 AM Standard Time on both dates at the address of the Named Insured noted above.)

Policy Number: ESP30109961200

Peril(s) Insured: All Risks of Direct Physical Loss or Damage excluding Equipment Breakdown, Flood, Earth Movement and Earth Movement Sprinkler Leakage as per Policy Form, Endorsements and Exclusions attached.

Coverage(s): Real Property as per Policy Form, Endorsements and Exclusions attached.

Limit of Liability: \$5,000,000 part of \$16,812,118 Per Occurrence

Sublimits:

- Real Property Included
- Business Personal Property No Coverage
- Personal Property Of Others No Coverage
- Accounts Receivable \$1,000
- Debris Removal 25% subject to a maximum of \$25,000
- Fire Department Service Charge \$1,000
- Limited Coverage for Fungus, Wet Rot or Dry Rot \$10,000 in the Aggregate
- Pollutant Clean Up and Removal \$10,000 in the Aggregate
- Property in Transit \$10,000
- Property off Premises \$10,000
- Valuable Papers & Records \$2,500
- Time Element Business Income including Rental Value No Coverage
- Time Element Extra Expense No Coverage
- Extended Business Income No Coverage
- Convective Storm \$16,812,118
- Named Storm \$16,812,118
- Newly Acquired Property \$250,000
- Newly Constructed Property \$250,000
- Outdoor Property \$1,000
- Outdoor Signs \$2,500
- Ordinance or Law Coverage A: Loss to Undamaged Portion of the Real Property Included
- Ordinance or Law Coverage B & C Combined \$1,000,000
- Wind Driven Rain: \$100,000

Policy Premium:

\$60,000	Term Premium (\$201,745 Gross Layer Premium)
\$1,000	Inspection Fee
\$61,000	Total

Producer is responsible for the payment and handling of any and all applicable Surplus Lines Taxes, Fees and Filings in the home state

Total Insurable Values: \$16,812,118

Location(s): As per the schedule on file, dated February 26, 2026, totaling \$16,812,118

Deductibles:

- All Other Perils: \$10,000 per occurrence
- Named Storm and Resulting Wind Driven Rain: 5% of Total Insurable Values Per Building per occurrence, subject to \$100,000 minimum
- Water Damage: \$25,000 per occurrence
- All Other Wind/Hail: \$100,000 per occurrence

Valuation Provision(s):

Property:	Replacement Cost
Roof:	ACV on roofs 15 years or older

Minimum Earned Premium: 35%
*Subject to the Hurricane Season Minimum Earned Premium Endorsement

Cancellation: Cancellation term is 60 days. Term is 10 days for reasons of non payment

Policy Forms and Endorsements:

Number	Title
SN 9048 0914 FL	SN - Florida
PN 0001 0721	Office of Foreign Assets Control ("OFAC")
ECP 0001 0616	Property Declarations
ECP 0101 0508	Forms and Endorsements Schedule
IL 09 53 01 15	Exclusion Of Certified Acts Of Terrorism
IL 1313 1220	Disclosure Pursuant to TRIA - Rejection Of Offer
ECP 1328 0516	Primary Co-Participation Form (Subject to review and approval of lead policy)
ECP 1324A 1220	Occurrence Limit of Liability Endorsement
ECP 1331 1016	Definition of Occurrence Endorsement
ECP 0501 0115	Absolute Pollution Exclusion
ECP 0502 0115	Asbestos Exclusion
ECP 0505 0606	Absolute Mold Exclusion
ECP 0511 0709	Nuclear Exclusion Endorsement
ECP 0516 0416	Exclusion for Certain Computer Related Losses
IL 09 86 01 15	Exclusion Of Certified Acts Of Terrorism Involving NBCR
ECP 0507 0606	War And Military Action, Terrorism, and Nuclear, Biological Or Chemical Exclusion
ECP 0513 0123	Cosmetic Roof Damage Exclusion
ECP 0519 0817	Communicable Disease Exclusion
ECP 0676 1021	Post-Loss Assignment Exclusion
ECP 1321 0115	Minimum Earned Premium Clause
ECP 0520 1017	Pre-existing Damages Exclusion
ECP 1323 0215	Hurricane Season Minimum Earned Premium Endorsement
ECP 0636 1118	Wind Driven Rain Coverage
ECP 1301 0616	Loss Adjustment Endorsement
ECP 1302 0214	Notice of Loss
ECP 1307 0316	Service Of Suit Endorsement
ECP 0685 0123	Roof Valuation Endorsement
ECP 0684 0123	Total or Constructive Loss Premium Endorsement
IL 1008 0114	Signature Page
ECP 0421 0125	Appraisal Condition Amendatory Endorsement

Subjectivities:

1. Occurrence definition must include an hourly limit not to exceed 96 hours for Named Windstorm and up to 168 hours for Flood and Earthquake / Earth Movement
2. Satisfactory Inspection in compliance with any recommendations made subsequent to the inspection (if inspection is required)
3. Signed Terrorism Disclosure Form
4. Subject to review and approval of the primary policy

Comments:

1. Broker is responsible for filing and payment of surplus lines tax and any other fees or assessments required by law
2. Equipment Breakdown is excluded
3. For new business quoted between June 1 and November 30 that include locations within 100 miles of the Gulf or Atlantic Coast, we reserve the right to deny binding when a named storm is within the boundaries West of 70 degrees West Longitude and North of 15 degrees North Latitude.

Binder Expires On: Upon Policy Issuance

Please read the foregoing carefully. Terms and conditions may not correspond with the coverage specifications included with your submission material.



**POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM INSURANCE COVERAGE**

Named Insured:	Coral Isle East Association, Inc.		
Policy Number:	ESP30109961200	Effective Date:	February 26, 2026
Insurance Company:	Endurance American Specialty Insurance Company		

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism. *As defined in Section 102(1) of the Act:* The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury--in consultation with the Secretary of Homeland Security, and the Attorney General of the United States--to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

DISCLOSURE OF FEDERAL PARTICIPATION:

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% BEGINNING ON JANUARY 1, 2020, OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

DISCLOSURE OF CAP ON LOSSES:

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

ACCEPTANCE OR REJECTION OF TERRORISM INSURANCE COVERAGE:

Your signature and the return of this notice are required prior to binding related commercial insurance coverage. Premium is based on exposures at policy inception and may change if exposures change during the policy term.

☐ I hereby elect to purchase certified acts of terrorism **\$6,000**
coverage for the prospective premium of:

☐ I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

Insured: _____ **Title:** _____ **Date:** _____

This Notice does **not** form a part of your insurance contract. If there is any conflict between this Notice and the policy (including its endorsements), the provisions of the policy (including its endorsements) apply.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION OF CERTIFIED ACTS OF TERRORISM

This endorsement modifies insurance provided under the following:

BOILER AND MACHINERY 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

SCHEDULE

The **Exception Covering Certain Fire Losses** (Paragraph **C**) applies to property located in the following state(s), if covered under the indicated Coverage Form, Coverage Part or Policy:

State(s)	Coverage Form, Coverage Part Or Policy
Florida	Co-Participation
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

- A.** The following definition is added with respect to the provisions of this endorsement:

"Certified act of terrorism" means an act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act, to be an act of terrorism pursuant to such Act. The criteria contained in the Terrorism Risk Insurance Act for a "certified act of terrorism" include the following:

1. The act resulted in insured losses in excess of \$5 million in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act; and
2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

- B.** The following exclusion is added:

CERTIFIED ACT OF TERRORISM EXCLUSION

We will not pay for loss or damage caused directly or indirectly by a "certified act of terrorism". Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss.

C. Exception Covering Certain Fire Losses

The following exception to the exclusion in Paragraph **B.** applies only if indicated and as indicated in the Schedule of this endorsement.

If a "certified act of terrorism" results in fire, we will pay for the loss or damage caused by that fire. Such coverage for fire applies only to direct loss or damage by fire to Covered Property. Therefore, for example, the coverage does not apply to insurance provided under Business Income and/or Extra Expense coverage forms or endorsements which apply to those forms, or to the Legal Liability Coverage Form or the Leasehold Interest Coverage Form.

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

D. Application Of Other Exclusions

The terms and limitations of any terrorism exclusion, or the inapplicability or omission of a

terrorism exclusion, do not serve to create coverage for any loss which would otherwise be excluded under this Coverage Part or Policy, such

as losses excluded by the Nuclear Hazard Exclusion or the War And Military Action Exclusion.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION OF CERTIFIED ACTS OF TERRORISM INVOLVING NUCLEAR, BIOLOGICAL, CHEMICAL OR RADIOLOGICAL TERRORISM; CAP ON COVERED CERTIFIED ACTS LOSSES

This endorsement modifies insurance provided under the following:

BOILER AND MACHINERY 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

SCHEDULE

The **Exception Covering Certain Fire Losses** (Paragraph C) applies to property located in the following state(s), if covered under the indicated Coverage Form, Coverage Part or Policy:

State(s)	Coverage Form, Coverage Part Or Policy
Florida	Co-Participation
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. The following definition is added with respect to the provisions of this endorsement:

"Certified act of terrorism" means an act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act, to be an act of terrorism pursuant to such Act. The criteria contained in the Terrorism Risk Insurance Act for a "certified act of terrorism" include the following:

1. The act resulted in insured losses in excess of \$5 million in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act; and
2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

B. The following exclusion is added:

LIMITED EXCLUSION OF CERTIFIED ACTS OF TERRORISM

We will not pay for loss or damage caused directly or indirectly by a "certified act of terrorism". Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss. But this exclusion applies only when one or more of the following are attributed to such act:

1. The terrorism is carried out by means of the dispersal or application of radioactive material, or through the use of a nuclear weapon or device that involves or produces a nuclear reaction, nuclear radiation or radioactive contamination; or
2. Radioactive material is released, and it appears that one purpose of the terrorism was to release such material; or
3. The terrorism is carried out by means of the dispersal or application of pathogenic or poisonous biological or chemical material; or
4. Pathogenic or poisonous biological or chemical material is released, and it appears that one purpose of the terrorism was to release such material.

When this terrorism exclusion applies in accordance with the terms of Paragraph **B.1.** or **B.2.**, the terrorism exclusion applies without regard to the Nuclear Hazard Exclusion in this Coverage Part or Policy.

C. Exception Covering Certain Fire Losses

The following exception to the exclusion in Paragraph **B.** applies only if indicated and as indicated in the Schedule of this endorsement.

If a "certified act of terrorism" excluded under Paragraph **B.** results in fire, we will pay for the loss or damage caused by that fire, subject to all applicable policy provisions including the Limit of Insurance on the affected property. Such coverage for fire applies only to direct loss or damage by fire to Covered Property. Therefore, for example, the coverage does not apply to insurance provided under Business Income and/or Extra Expense coverage forms or endorsements that apply to those coverage forms, or to the Legal Liability Coverage Form or the Leasehold Interest Coverage Form.

D. Cap On Certified Terrorism Losses

The following limitation applies to coverage for any one or more "certified acts of terrorism" that are

not excluded by the terms of the exclusion in Paragraph **B.** and to any loss or damage that is covered and to which the exception in Paragraph **C.** applies:

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

This Paragraph, **D.**, does not apply to insurance provided under the Crime And Fidelity Coverage Part.

E. Application Of Exclusions

The terms and limitations of any terrorism exclusion, or the non-applicability or omission of a terrorism exclusion, do not serve to create coverage for any loss which would otherwise be excluded under this Coverage Part or Policy, such as losses excluded by the War And Military Action Exclusion.



Amwins Insurance Brokerage LLC
1227 S. Patrick Drive
Suite 101
Satellite Beach, FL 32937

Sent via: E-Mail

Insured: Coral Isle East Association, Inc.

Policy Number: ESP30109961200

Company: Endurance American Specialty Insurance Company

Surplus Lines Letter

- This account has been bound on a Surplus Lines basis subject to the regulatory requirements of the insured's home state of Florida.
- As the producing broker, it is your responsibility to arrange for the payment of applicable state taxes and/or fees.
- Please return a copy of this letter within 30 days with your acknowledgement you have arranged for the filing and payment of surplus lines taxes and/or fees in accordance with the insured's home state regulations.

The insured's home state Licensed Surplus Lines Broker is:

Name: _____

Address: _____

Surplus Lines License #: _____

Insured's Home State: _____

By: _____

Producing Broker Signature

Producing Broker (print name)