

SUPERIOR SPECIALTY INSURANCE COMPANY
COMMERCIAL PACKAGE POLICY DECLARATIONS PAGE

Policy Number: TLUCAP502747-00	Renewal Of: CIUCAP401253-02
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Inception Date: 5/3/2025	Expiration Date: 5/3/2026	12:01 AM Standard Time at the address of the insured as stated herein.
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Named Insured and Address	Producing Agency Name and Address
SEMINOLE SQUARE CONDOMINIUM C/O AMERI-TECH COMMUNITY MANAGEMENT 24701 US HWY 19 N, STE #102 CLEARWATER, FL 33763	Foundation Risk Partners, Corp. D/B/A: Acentria Insurance 4634 Gulfstarr Drive Destin, FL 32541

This policy consists of the following coverage parts for which a premium is indicated. The premium may be subject to audit by the company.

Coverage(s) Included in Policy	Premium
Commercial Property	Included
Commercial General Liability , Incl Hired/Non-Owned Auto	Included
Crime - Employee Dishonesty	Included
Directors & Officers Liability	Included
Policy Premium:	\$22,226.00
Fees	
Policy Fee	\$750.00
Surplus Lines Tax	\$1,135.01
FLSO Service Fee	\$13.79
EMPA Fee	\$4.00
CPIC Emergency Assessment Fee	\$0.00
FHCF Fee	\$0.00
Total Premium and Fees:	\$24,128.80

In Return For The Payment Of The Premium, And Subject To All The Terms Of This Policy, We Agree With You To Provide The Insurance As Stated In This Policy. This Policy Supercedes Any Previous Policy Bearing The Same Number And Policy Period.

“SURPLUS LINES INSURERS’ POLICY RATES AND FORMS ARE NOT APPROVED BY ANY STATE REGULATORY AGENCY.”

Payment Method: This is an agency bill policy.

Premium payable at inception:

Countersigned this 6th day of May, 2025



 Authorized Representative

SUPERIOR SPECIALTY INSURANCE COMPANY

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS PAGE

Policy Number: TLUCAP502747-00

Policy Period: 5/3/2025

To: 5/3/2026

Named Insured: SEMINOLE SQUARE CONDOMINIUM

COVERAGES PROVIDED AND DESCRIPTION OF PREMISES: INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR THE COVERAGES SHOWN BELOW.

<u>Description</u>	<u>Amount</u>
Covered Cause	Special
Valuation	Replacement Cost
Agreed Amount	Included
Deductible	\$2,500
Inflation Guard	0%
Terrorism	Excluded
<u>Optional Coverage:</u>	
Business Income and Extra Expense, including Rental Value, Per Building	\$10,000
Maximum Period of Indemnity	Included
Earthquake and Volcanic Eruption Endorsement	Excluded

SUPERIOR SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS PAGE

Policy Number: TLUCAP502747-00	Policy Period: 5/3/2025	To: 5/3/2026
Named Insured: SEMINOLE SQUARE CONDOMINIUM		

LIMITS OF INSURANCE

General Aggregate Limit (Other Than Products - Completed Operations)	\$2,000,000
Products - Completed Operations Aggregate Limit	\$2,000,000
Each Occurrence	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Hired / Non-Owned Auto Limit	\$1,000,000
Damages To Premises Rented to You Limit (Any One Premises)	\$50,000
Medical Payments Expense Limit (Any One Person)	\$5,000
Terrorism	Excluded

BUSINESS DESCRIPTION AND LOCATION OF PREMISES

Business Description: Condominium Association	
Location - See Location Schedule	
ENDORSEMENTS INCLUDED	
General Liability Extension Endorsement	Included

PREMIUM

<u>Code No.</u>	<u>Classification Description</u>	<u>Premium Basis</u>	<u>Exposure</u>
62003	Residential Condominium	Units	93
48925	Swimming Pool	Each	1
62000	Commercial Condo	Sq. Ft.	N/A
10105	Boat/Dock Facility	Flat	0
46671	Playground	Flat	N/A
44311	Fitness Center	Flat	1

SUPERIOR SPECIALTY INSURANCE COMPANY

COMMERCIAL CRIME COVERAGE PART DECLARATIONS PAGE

Policy Number: TLUCAP502747-00

Policy Period: 5/3/2025

To: 5/3/2026

Named Insured: SEMINOLE SQUARE CONDOMINIUM

COVERAGES, LIMITS OF INSURANCE AND DEDUCTIBLES

Insuring Agreements, Limit of Insurance and Deductible Amounts shown below are subject to all of the terms of this policy that apply.

Blanket Limit Coverage		\$200,000
Employee Theft		Included in Blanket Limit
Deductible	\$1,000.00	
Forgery or Alteration		Included in Blanket Limit
Deductible	\$1,000.00	
Inside and Outside The Premises- Theft of Money & Securities		Included in Blanket Limit
Deductible	\$1,000.00	
Money Orders and Counterfeit Money		Included in Blanket Limit
Deductible	\$1,000.00	
Funds Transfer Fraud		Included in Blanket Limit
Deductible	\$1,000.00	
Computer Fraud		Included in Blanket Limit
Deductible	\$1,000.00	
Employee Benefit Plan Included as Insured under Employee Theft		No Coverage
Deductible	N/A	
Include Designated Agents as Employees-Accountant or Bookkeeper-Employee Theft		No Coverage
Deductible	N/A	

SUPERIOR SPECIALTY INSURANCE COMPANY

**CONDOMINIUM DIRECTORS OFFICERS AND EMPLOYMENT PRACTICES LIABILITY
INSURANCE POLICY DECLARATIONS PAGE**

Policy Number: TLUCAP502747-00	Policy Period: 5/3/2025	To: 5/3/2026
Named Insured: SEMINOLE SQUARE CONDOMINIUM		

ITEM 1. INSURED ORGANIZATION NAME AND PRINCIPAL ADDRESS

SEMINOLE SQUARE CONDOMINIUM
C/O AMERI-TECH COMMUNITY MANAGEMENT
24701 US HWY 19 N, STE #102
CLEARWATER, FL 33763

ITEM 2. POLICY PERIOD

FROM 5/3/2025 TO 5/3/2026 at 12:01 am

Local time at the address shown in item

ITEM 3. LIMIT OF LIABILITY

\$ 1,000,000 **maximum aggregate limit of liability for all claims first made in the policy
period. EACH CLAIM LIMIT \$ 1,000,000**

ITEM 4. DEDUCTIBLE \$ 1,000 per claim

ITEM 5. PREMIUM \$Included

ITEM 6. ENDORSEMENTS ATTACHED

ITEM 7. NOTICES

All notices required to be given to the insurer under this policy shall be addressed to:

Superior Specialty Insurance Company
1900 L. Don Dodson Dr.
Bedford, TX 76021

These Declarations along with the completed and signed Condominium Association Supplemental application, the Condominium Directors, Officers and Employment Practices Liability Insurance Policy and any endorsements attached shall constitute the contract between the insured and us.

SUPERIOR SPECIALTY INSURANCE COMPANY

ENVIRONMENTAL INSURANCE POLICY DECLARATIONS PAGE

Policy Number: TLUCAP502747-00	Policy Period: 5/3/2025	To: 5/3/2026
Named Insured: SEMINOLE SQUARE CONDOMINIUM		

ITEM 1 FIRST NAMED INSURED: SEMINOLE SQUARE CONDOMINIUM

ITEM 2 POLICY PERIOD: 5/3/2025 to 5/3/2026

ITEM 3 AGGREGATE LIMIT OF LIABILITY: \$250,000

ITEM 4 POLLUTION INCIDENT LIMIT OF LIABILITY: \$250,000

ITEM 5 POLLUTION INCIDENT DEDUCTIBLE: \$5,000 Per Occurrence

ITEM 6 RETROACTIVE DATE: Inception of Policy

ITEM 7 ENVIRONMENTAL EMERGENCY SPILL RESPONSE HOTLINE

You are entitled to emergency assistance and spill response support in the event of a pollutant release. Promptly reporting these events allows all parties to address pollution claims and other urgent issues swiftly. Please use the hotline to inform us immediately of any situation that could result in a pollution claim. Managing incident response is your responsibility. The hotline is a supplementary tool and does not replace the need for notifying local authorities or adhering to your company's emergency procedures. Remember, calling the hotline does not meet the requirements for claim reporting. Please consult your policy for detailed instructions on claim reporting.

**1-833-707-STAR
1-833-707-7327**

POLICY FORMS DECLARATIONS

Form Number	Form Date	Form Description
SSIS 70 02	08/20	Signature Page
SSIC CIU CPP 001D	10/12	Commercial Package Policy Declarations Page
SSIC CIU IL 003	10/12	Policy Location Schedule
SSIC CIU CP 012D	01/14	Commercial Property Coverage Part Declarations Page
SSIC CIU GL 007D	10/12	Commercial General Liability Coverage Part Declarations Page
SSIC CIU CR 001D	01/16	Commercial Crime Coverage Part Declarations Page
SSIC CIU DO 005D	10/12	Condominium Directors Officers And Employment Practices Liability Insurance Policy Declarations Page
SSIC CIU ENV 001D	05/20	Environmental Insurance Policy Declarations
CIU0100FL	03/08	Surplus Lines Statement
SSIC CIU IL 001	06/24	Minimum Earned Premium Endorsement
IL0003	09/08	Calculation of Premium
IL0017	11/98	Common Policy Conditions
SSIC CIU IL 005	06/24	Service of Suit Clause
SSIC CIU IL 015	06/24	Nuclear, Biological Or Chemical Exclusion
TRIA Disclosure	06/24	Policyholder Disclosure Notice of Terrorism Insurance Coverage And Cap On Losses
SSIC CIU IL 016	06/24	Terrorism Exclusion
SSIC CIU IL 031	06/24	Cancellation And Nonrenewal Endorsement
SSIC CIU IL 0719	06/24	Trade Or Economic Sanctions
SSIC CIU IL 034	05/24	Cyber Exclusion Clause
IL P 001	01/04	U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice To Policyholders
SSIC CIU CP 013FL	06/24	Condominium Association Coverage Form
CP1030	10/12	Causes of Loss - Special Form
CP0090	07/88	Commercial Property Conditions
CP0125	07/08	Florida Changes
CP0191	07/10	Florida Changes - Residential Condominium Associations
CP1054	06/07	Windstorm or Hail Exclusion
IL0112	06/10	Florida Changes - Mediation or Appraisal
IL0175	09/07	Florida Changes - Legal Action Against Us
CP0030	10/12	Business Income (and Extra Expense) Coverage Form
CP0140	07/06	Exclusion of Loss Due to Virus or Bacteria
SSIC CIU CP 049	06/24	Communicable Disease Exclusion
CP1410	06/95	Additional Covered Property
IL0935	07/02	Exclusion of Certain Computer-Related Losses
SSIC CIU CP 002	06/24	Existing Damage Exclusion Endorsement
CP1075	12/20	Cyber Incident Exclusion
SSIC CIU CP 019	06/24	Special Activity Exclusion

CG0001	12/07	Commercial General Liability Coverage Form
CG0300	01/96	Deductible Liability Insurance
CG2004	11/85	Additional Insured - Condominium Unit Owners
CG0067	03/05	Exclusion - Violation of Statutes that Govern E-mails, Fax, Phone Calls or Other Methods of Sending Material or Information
CG2147	12/07	Exclusion - Employment Related Practices Exclusion
CG2165	12/04	Exclusion – Total Pollution Exclusion With A Building Heating, Cooling, And Dehumidifying Equipment Exception And A Hostile Fire Exception
SSIC CIU GL 004	06/24	General Liability Coverage Extension Endorsement - Community Association
CG2160	09/98	Exclusion - Year 2000 Computer-Related And Other Electronic Problems
CG2167	12/04	Fungi or Bacteria Exclusion
CG2196	03/05	Silica or Silica Related Dust Exclusion
CG2186	12/04	Exclusion - Exterior Insulation and Finish Systems
SSIC CIU IL 018	06/24	Nuclear, Biological or Chemical Terrorism Exclusion
SSIC CIU IL 019	06/24	Terrorism Exclusion
CG2426	07/04	Amendment of Insured Contract Definition
CG2026	07/04	Additional Insured - Designated Person or Organization
SSIC CIU GL 002	06/24	Exclusion - Lead Paint
SSIC CIU GL 003	06/24	Exclusion - Asbestos
IL0021	09/08	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
SSIC CIU GL 026	05/24	PFAS And Related Chemicals Exclusion Endorsement
SSIC CIU GL 006	06/24	Hired and Non-Owned Auto Liability
SSIC CIU ENV 003	06/24	Communicable Disease Exclusion
SSIC CIU GL 025	06/24	Communicable Disease Exclusion
SSIC CIU ENV 001	06/24	Environmental Insurance Policy
SSIC CIU DO 001	06/24	Condominium Directors, Officers and Employment Practices Liability Insurance Policy
SSIC CIU DO 012	06/24	Property Manager Entity Coverage Endorsement
SSIC CIU DO 016	06/24	Increased Consent To Settle Clause Coverage Endorsement
SSIC CIU DO 019	06/24	Bodily Injury / Physical Damage Exclusion Endorsement
SSIC CIU DO 021	06/24	Catastrophic Event Preparedness And Response Exclusion
SSIC CIU DO 022	06/24	Failure To Obtain Or Maintain Insurance Exclusion
SSIC CIU DO 002	12/24	Continuity of Coverage Endorsement
CR0020	11/15	Commercial Crime Policy (Discovery Form)
CR2508	10/10	Include Specified Non-Compensated Officers
CR2506	10/10	Include Chairman and Member of Specified Committees
CR2502	10/10	Include Designated Agents as Employees
CR0151	08/07	Florida Changes - Legal Action Against Us

SUPERIOR SPECIALTY INSURANCE COMPANY

POLICY NUMBER: TLUCAP502747-00

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

MINIMUM EARNED PREMIUM ENDORSEMENT

This endorsement modifies insurance provided under this policy.

The minimum earned premium for this policy will be \$ 5,556.50, unless we cancel the policy.