

	CAProtect Community Association COMMERCIAL CRIME POLICY DECLARATIONS
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NOTICE:

THIS POLICY IS A LOSS DISCOVERED POLICY, WHICH APPLIES ONLY TO LOSSES FIRST DISCOVERED DURING THE **POLICY PERIOD** OR THE EXTENDED PERIOD TO DISCOVER LOSS, IF APPLICABLE. PLEASE READ THIS POLICY CAREFULLY AND DISCUSS IT WITH YOUR INSURANCE AGENT OR BROKER.

Named Insured and Address		Insurer
Item 1.	Colbert Landings Residential Community Association, Inc 10 Armoyan Dr Palm Coast, FL 32137	Ascot Insurance Company 55 W. 46th Street, 26th Floor New York, NY 10036
Policy Number		Producer
SFC00003430		Sihle Insurance Group Inc 1021 Douglas Avenue Altamonte Springs, FL 32714

Item 2. Policy Period: From 08/19/2026 to 08/19/2027 12:01 a.m. local standard time at the address shown in Item 1.

Item 3. Notice to Insurer:

1. Notice of Claim or Circumstance:
Attention: Claims Department
Email: USClaims@AscotGroup.com
Claims Reporting tel.: 1-833-454-3023
2. All Other Notices:
Ascot Insurance Company
55 W. 46th Street, 26th Floor
New York, NY 10036
3. 24-Hour Data Breach Hotline: 1-833-706-0236

Item 4. Limits and Deductibles: All limits and deductibles shown below will apply on a single loss basis.

Coverage	Limit	Deductible
Agreement A(1)- Employee Theft	\$50,000	\$1,000
Agreement A(2) Employee Theft of Unit Owner Property	\$50,000	\$1,000
Agreement B1 & B2 – Forgery or Alteration	\$50,000	\$1,000
Agreements C and D – Premises Coverage - Inside the Premises, Theft of Money or Securities and Robbery or Safe Burglary of Other Property	\$50,000	\$1,000
Agreement E – Outside the Premises	\$50,000	\$1,000
Agreement H – Money Orders and Counterfeit Currency	\$50,000	\$1,000

Agreements F1, F2 and G— Computer Crime and Funds Transfer Fraud	\$50,000	\$1,000
Agreement I - Social Engineering	\$50,000	\$1,000
Agreement J1 & J2 - Personal Accounts Protection	\$50,000	\$1,000
Insuring Agreement K - Investigative Costs Coverage	Limit	
Investigative Costs Coverage	\$ 5,000	

Item 5.

A	Base Premium (Non-Auditable)	\$ 388.00
B	TRIA Premium	\$ 0.00
C	Applicable Fees and Surcharges	\$ 3.88
D	Total Policy Premium (Non-Auditable)	\$ 391.88

Item 6. Endorsement(s) Effective at Inception: See Schedule of Forms / Endorsements

These Declarations, together with the completed and signed application, the policy form, and any endorsements attached hereto, complete the above numbered policy.

Date: 07/20/2026



Underwritten by: **Ascot Insurance Company**
Administrative Office: 55 West 46th Street, 26th Floor • New York, New York • 10036
1-646-356-8101 • A Stock Company

In Witness Whereof, the Company has caused this policy to be executed and attested.

John Gill, Associate General Counsel, SVP &
Corporate Secretary

Matthew C Kramer, President & Chief
Executive Officer



ASCOT ADDRESS CHANGE NOTICE

Please be advised that our administrative address has changed to the following:

Ascot Group
1251 Avenue of the Americas
43rd Floor
New York, NY 10020

Please direct all notices and correspondences pertaining to your insurance policy to the postage office listed below:

Ascot US Services Company LLC
PO Box 2240
Ridgeland, MS 39158

CAProtect Crime Forms and Endorsements Schedule

<u>Form Number and Edition</u>	<u>Form Description</u>
CAPCRI-D0001-0422-00	CAProtect Community Association Commercial Crime Policy Declarations
AIC INT S0001 04 24	Crime Signature Page
CA-Forms-Schedule	Forms Schedule
INT N0002 05 25	Ascot Address Change Notice
INT CN001 10 24	Consumer Complaint Notice
CAPCRI-P0001-0422-00	Community Association Commercial Crime form
CAPCRI-N0001-0422-00	OFAC Notice
CAPCRI-E0015-0422-FL	Florida Amendatory Endorsement.



CONSUMER COMPLAINT NOTICE

In the event you need to contact someone about this insurance for any reason, including to file a complaint with your insurance company, please contact your agent. If no agent was involved in the sale of this insurance, or if you have additional questions or concerns, you may contact the following:

Office of the General Counsel
Ascot Group
1251 Avenue of the Americas, 43rd Floor New York,
NY 10020
1-833-454-3022

ATTACH THIS NOTICE TO YOUR POLICY

This notice is for information only and does not become a part or condition of the attached document

Community Association Commercial Crime Insurance Table Of Contents

An index to the important provisions of your policy is provided below.

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Community Association Commercial Crime Form

THIS IS A LOSS DISCOVERED POLICY. PLEASE READ YOUR POLICY CAREFULLY.

In consideration of the premium paid and in reliance upon all statements made and information contained in the **application** or provided to **us** in connection with the underwriting of this policy, and subject to all of the terms, conditions, and exclusions of this policy, **we** and the **named insured** agree as follows:

I. Insuring Agreements - What is covered

If a limit appears on the Declarations page indicating **you** have purchased the applicable coverage listed below, **we** will pay up to the stated limit for any loss which exceeds the applicable **deductible** for:

A. Fidelity

1. Employee Theft

loss of or damage to **money, securities, or other property** sustained by the **insured** and resulting directly from **theft or forgery** committed by an **employee** or **bookkeeper**, whether identified or not, acting alone or in collusion with other persons.

2. Employee Theft of Unit Owner Property

loss of or damage to **money, securities, or other property** sustained by a **unit owner** resulting directly from **theft or forgery** committed by an identified **employee**, acting alone or in collusion with other persons. However, this coverage will not apply if the **employee** is acting in collusion with a **unit owner** or such **unit owner's** agent.

B. Forgery or Alteration

1. Checks Coverage

loss sustained by the **insured** resulting directly from **forgery** or alteration of a **financial instrument** that is made or drawn by the **insured** or on the **insured's** behalf by an agent or purported to have been so made or drawn.

2. Credit, Debit, or Charge Cards Coverage

loss sustained by the **insured** resulting directly from **credit card fraud**, provided:

- a. the **insured** has fully complied with all provisions, conditions, and other terms under which the involved credit, debit, or charge card was issued; and
- b. **you** are legally liable to the issuer of such credit, debit, or charge card for such loss.

For purposes of coverage under this Insuring Agreement B. Forgery or Alteration:

- a. a substitute check as defined in the Check Clearing for the 21st Century Act will be treated the same as the original it replaced;
- b. signatures produced or reproduced electronically, mechanically, or by other means will be treated the same as handwritten signatures; and
- c. **you** must include with **your** proof of loss any instrument involved in the loss or an affidavit stating the amount and cause of loss if **you** cannot provide the instrument.

If the **insured** is sued for refusing to pay any **financial instrument** covered by this Insuring Agreement B. Forgery or Alteration on the basis that has been forged or altered, and **you** obtain **our** prior written consent to defend against such suit, **we** will reimburse the **insured** for defense costs the **insured** incurs to defend such suit. However, **we** will have no duty to defend against such suit. Any defense costs **we** reimburse to **you** will be in addition to, and not a part of, the applicable limit of liability stated in the Declarations for Insuring Agreement B. Forgery or Alteration. No **deductible** will apply to such defense costs.

C. Inside the Premises

loss of **money** or **securities** inside the **premises** or **banking premises** sustained by the **insured** resulting directly from **theft** by a person inside such **premises** or **banking premises**, or destruction, damage, or disappearance.

D. Robbery or Safe Burglary of Other Property

loss of or damage to **other property** inside the **premises** or **banking premises** sustained by the **insured** resulting directly from an actual or attempted **robbery** or **safe burglary**.

E. Outside of the Premises and In Transit

1. Money or Securities

loss of **money** or **securities** sustained by the **insured** outside the **premises** or **banking premises** in the care and custody of a **messenger** or armored motor vehicle company, regardless of whether such **messenger** or vehicle is in transit, and resulting directly from **theft**, disappearance, or destruction.

2. Other Property

loss of or damage to **other property** sustained by the **insured** outside the **premises** or **banking premises** in the care and custody of a **messenger** or armored motor vehicle company, regardless of whether such **messenger** or vehicle is in transit, and resulting directly from an actual or attempted **robbery**.

However, **we** will only pay for the amount of loss the **insured** cannot recover under its contract with the armored motor vehicle company and from any insurance or indemnity carried by or for the benefit of customers of the company.

F. Computer Crime

1. Computer Fraud

loss of **money** or **securities** sustained by the **insured** resulting directly from **computer fraud**.

2. Computer Data Restoration Expense

computer restoration expenses incurred by the **insured** resulting directly from a loss covered under Insuring Agreement F.1.Computer Fraud, but only if such loss under Insuring Agreement F.1.Computer Fraud exceeds the **deductible** applicable to such **single loss**.

G. Funds Transfer Fraud

loss of **money** or **securities** contained in the **insured's transfer account** sustained by the **insured** directly resulting from **funds transfer fraud**.

H. Counterfeit Currency and Money Orders

loss sustained by the **insured** resulting directly from the good faith exchange of merchandise, **money**, or services for:

- a. money orders issued by any post office, express company, or **financial institution**, and that are not paid upon presentation; or
- b. counterfeit **money** received during the regular course of business.

I. Social Engineering

loss of **money** or **securities** sustained by the **insured** resulting directly from **social engineering**.

J. Personal Accounts

1. Forgery, Alteration, and Counterfeiting

loss sustained by the **insured's** directors, officers, trustees, executive board members, or committee members resulting directly from **forgery**, alteration, or counterfeiting of any **financial instrument** that is made or drawn upon the personal account of such director, officer, trustee, or member or purported to have been so made or drawn.

2. Identity Fraud Reimbursement Coverage

identity fraud expenses the **insured** pays on behalf of a director, officer, trustee, executive board member, or committee member resulting directly from **identity fraud**.

For purposes of this coverage, a substitute check as defined in the Check Clearing for the 21st Century Act will be treated the same as the original it replaced.

K. Investigative Costs Coverage

We will pay up to \$5,000 for reasonable and necessary investigative costs the **insured** incurs with **our** prior written consent to pay an independent accounting, auditing, or other service to determine the existence or amount of loss covered under this policy, provided the loss must be in excess of the applicable **deductible** corresponding to such loss.

We will pay loss under this policy only if the loss results directly from a **single loss** that is **discovered** by the **insured** during the **policy period** (or extended period to discover loss, if applicable) in accordance with Section V. Your obligations, A. Notifying us of losses.

II. Coverage Extensions

A. Additional Premises or Employees

If the **insured** establishes any additional **premises** or hires additional **employees** during the **policy period**, other than through a change in control event described in Section VIII. Conditions, such **premises** and **employees** will be automatically covered under this policy for the remainder of the **policy period**. **You** will not be required to pay additional premium or give **us** notice of such increase for such coverage to apply for the remainder of the **policy period**.

B. Extended Period to Discover Loss

If this policy or any Insuring Agreement is canceled as to any **insured** or **employee**, or any **subsidiary** ceases to be a **subsidiary**, **we** will still pay for loss that **insured** or **employee** sustained prior to the effective date of cancellation, or the date the **subsidiary** ceased to be a **subsidiary**, provided the loss is **discovered** by **you** no later than 60 days after the date of the cancellation or change in ownership or control of the **subsidiary**, and provided this extended period to **discover** loss will terminate immediately on the effective date of any other similar insurance obtained by that **insured**, whether or not such other insurance provides coverage for loss sustained prior to its effective date.

III. Limits of Insurance and Deductible - How much we will pay

A. Single loss limit

The maximum amount **we** will pay for all covered loss resulting directly from a **single loss** is the applicable single loss limit stated in the Declarations for the corresponding Insuring Agreement. If the same **single loss** is covered under more than one Insuring Agreement, **we** will pay only under one limit, which will be the highest applicable limit.

Notwithstanding the above, if the same **single loss** is covered under Insuring Agreement I. Social Engineering and any other Insuring Agreement, **we** will only pay up to the limit stated for Insuring Agreement I. Social Engineering, regardless of whether such limit is the highest.

B. Deductible

We will have no obligation to make any payment under this policy unless the amount of the loss arising from a **single loss** exceeds the applicable **deductible**. **We** will then pay the amount of loss in excess of the **deductible**, up to the applicable single loss limit of liability stated in the Declarations.

C. Limits for specified property

Our liability for loss under Insuring Agreements C., D., and E. is limited to:

1. \$25,000 or the amount shown as the single loss limit for any **single loss** involving precious metals, precious or semi-precious stones, pearls, furs, or completed articles made of or containing such enumerated materials that constitute more than half the value of such articles, whichever is less.
2. \$25,000 or the amount shown as the single loss limit for any **single loss**, including damage to manuscripts, drawings or records of any kind, or the cost of reconstructing them or reproducing any information contained in them, whichever is less.

IV. Definitions

The following bolded terms will have the meanings indicated below. Any endorsement attached to and forming a part of this policy may have additional definitions applicable to this policy.

Application	means all application forms, any documents and materials included with or attached or incorporated by reference to any application forms, any materials submitted to or requested by us for such application, any publicly available documents filed by the insured with any governmental agency, entity, or body in the twelve months prior to the inception of the policy period , and any other representations made to us in connection with the underwriting of this policy or any other policy of which this policy is a renewal or replacement, all of which are deemed attached to and form a part of this policy.
Banking premises	means the interior of that portion of any building occupied by a financial institution , transfer agent or registrar, or similarly recognized place of safe deposit including a night depository chute, ATM owned by such financial institution (wherever located), or safe of such institution.
Bookkeeper	means any natural person or entity appointed by the named insured or any subsidiary to act as its agent in the capacity of bookkeeper or accountant, but only while acting on behalf of the named insured or any subsidiary . Each such bookkeeper and its partners, officers, and employees are considered to be, collectively, one bookkeeper for the purposes of the coverage under this policy. Bookkeeper does not include any employee .
Computer fraud	means the use of any computer system to make a fraudulent transfer of money or securities from inside the premises or banking premises to a person (other than a messenger) or place outside the premises or banking premises . Computer fraud does not include any fraudulent transfer of money or securities which required the insured , any employees , a bookkeeper , or others on your behalf to take any action in order to facilitate or complete the transfer of such money or securities .
Computer restoration expenses	means reasonable expenses incurred with our prior written consent to reproduce or duplicate destroyed data that was stored on the insured's computer systems, including reasonable costs to restore the insured's computer systems to the level of operational capability that existed immediately before the covered loss.

	Computer restoration expenses will not include any expenses incurred by a vendor .
Credit card fraud	means the forgery or alteration of, on, or in any financial instrument required in connection with any credit, debit convenience, stored-value, or charge card issued to an insured at the insured's request.
Deductible	means the amount identified as such in Item 4 of the Declarations as applicable to the corresponding coverage.
Discover/discovered/discovery	means when any of the insured's directors, officers, trustees, executive board members, or committee members first becomes aware of facts which would cause a reasonable person to believe a loss has been or will be sustained, regardless of whether the exact amount or details of the loss is known. Discover , discovered , or discovery also means the first receipt by you or an employee of notice of an actual or potential claim in which it is alleged that you are liable to a third party under circumstances which would constitute a loss under this policy.
Employee	means any natural person: - while in the insured's service or for 60 days after termination of service, unless such termination is due to theft, forgery, or another dishonest act, provided the insured: - compensates such person directly by salary, wages, or commission; and - has the right to direct and control such natural person while they perform services for the insured; - performing services for the insured as a leased, loaned, temporary, or part-time employee, or volunteer, but only while and to the extent such persons are subject to the insured's direction and control and performing services for the insured; or property manager. Employee includes any natural person director, officer, trustee, executive board member, or committee members. However, employee does not include any independent contractor or sponsor or developer of the insured, unless such sponsor or developer is also a director, officer, trustee, executive board member, or committee member of the insured.
Financial insolvency	means the status of the insured as a result of the appointment of a receiver, conservator, liquidator, trustee, rehabilitator or similar official by any federal or state official, agency or court to supervise, control, manage or liquidate the insured , or the insured becoming a debtor-in -possession.
Financial institution	means: - a bank, savings bank, savings and loan association, trust company, credit union, or similar thrift depository institution; - an insurance company; or - a stock brokerage firm, mutual fund, liquid assets fund, or similar investment company.
Financial instrument	means: - checks, drafts, promissory notes, bills of exchange, or similar written promises, orders, or directions to pay a sum certain in money; and - written instruments required in conjunction with any transaction involving any credit, debit, or charge card issued to the insured, its employees, or its directors, officers, trustees, or executive or committee members for business purposes, that are made, drawn by, or drawn upon the insured (or the insured's agent), or purported to have been so made or drawn.
Forgery	means signing the name of another person or organization with the intent to deceive, whether in writing or through an electronic identifier. Forgery does not include a signature which consists in whole or in part of one's own name, whether signed with or without authority, in any capacity, and for any purpose.
Funds transfer fraud	means a: - telefacsimile, telephone, or other electronic instruction directing a financial institution to debit a transfer account and to transfer, pay, or deliver money or securities from that transfer account, which instruction purports to have been transmitted by an insured, but was in fact fraudulently transmitted by someone else without the insured's knowledge or consent; or - written instruction (other than those described in Insuring Agreement B. Forgery or Alteration) issued to a financial institution directing such institution to debit a transfer account and to

transfer, pay, or deliver **money** or **securities** from that **transfer account**, through an electronic funds transfer system at specified times or under specified conditions, which instruction purports to have been issued by an **insured**, but was in fact fraudulently transmitted by someone else without the **insured's** knowledge or consent.

Funds transfer fraud does not include any transfer, payment, or delivery of **money** or **securities** which required any **insured** or others on the **insured's** behalf to take any action in order the complete the transfer, payment, or delivery of such **money** or **securities**.

Identity fraud

means the unlawful and knowing transfer or use of a form of identification belonging to **your** business or issued by **your** business to any director, officer, trustee, executive director, or committee member with the intent to commit, or to aid or abet another to commit, any unlawful activity constituting a violation of federal law or a felony under any applicable state or local law.

Identity fraud expenses

means:

1. costs for notarizing fraud affidavits or similar documents for credit agencies, **financial institutions**, merchants, or other credit granters that have required such affidavits be notarized;
2. costs for certified mail to law enforcement agencies, credit agencies, **financial institutions**, merchants, or other credit granters;
3. advertising and public relations expenses incurred by **you** to restore the **insured's** business reputation as a result of an **identity fraud**;
4. costs to obtain credit reports;
5. loan application fees for re-applying for any loan when the original application is rejected solely because the lender received incorrect credit information;
6. reasonable attorney fees incurred with **our** prior written consent to: (i) defend any lawsuit brought against a director, officer, trustee, executive board member, or committee member of the **insured** by a **financial institution**, merchant, or other credit grantor, or their collection agency; (ii) remove a criminal or civil judgment wrongly entered against a director, officer, trustee, executive board member, or committee member of the **insured**; or (iii) challenge the accuracy or completeness of a credit report.

Insured

means the **named insured** or any **subsidiary** or **property manager**.

Messenger

means a relative of any **employee** or any other person authorized by **you** to have care and custody of the **insured's** property while outside the **premises**, but only while such person has care and custody of such property while outside the **premises**.

Money

means currency, coins, or bank notes in use anywhere in the world and having a face value; bullion; traveler's checks and money orders held for sale to the public or funds on deposit at a **financial institution**.

Named insured

means the entity identified in Item 1 of the Declarations.

Other property

means any tangible property other than **money** or **securities** that has intrinsic value. **Other property** does not include computer programs, electronic data, or any property specifically excluded under this policy.

Policy period

means the period from the inception of this policy to the expiration date stated in Item 2 of the Declarations or its earlier termination, if applicable.

Premises

means the interior of that portion of any building the **insured** occupies in conducting its business operations.

Property manager

means any person or entity providing real estate property management services to the **named insured** or **subsidiary** pursuant to a fee-based written contract.

Robbery

means the unlawful taking of **money**, **securities**, or **other property** from the custody and care of a person, other than a **watchperson**, by one who has caused or threatened to cause that person bodily harm or committed an obviously unlawful act witnessed by that person.

Safe burglary

means the unlawful taking of property from within a locked safe or vault by forcible or violent entry, as evidenced by visible marks upon its exterior, or the unlawful taking of a safe or vault from within the **premises**.

Securities

means written instruments or contracts representing **money**, property, or a debt or equity interest in an entity, including:

1. tokens, tickets, revenue and other stamps (whether represented by actual stamps or unused value in a meter) in current use; and

2. evidences of debt issued in connection with any credit, debit, charge, or other cards which are not issued by the **insured**,

but does not include **money**.

Single loss

means:

1. with respect to Insuring Agreement A. Fidelity, an individual act, the combined total of all separate acts, whether or not related, or a series of acts, whether or not related, committed by the same **employee**, alone or in collusion with others, prior to the **policy period**, during the **policy period**, or both.
2. with respect to Insuring Agreement B. Forgery or Alteration, an individual act, the combined total of all separate acts, whether or not related, or a series of acts, whether or not related, committed by the same person, alone or in collusion with others, prior to the **policy period**, during the **policy period**, or both.
3. with respect to all other Insuring Agreements, an individual act or event, the combined total of all separate acts or events, whether or not related, or a series of acts or events, whether or not related, committed by the same person or entity, acting alone or in collusion with others, prior to the **policy period**, during the **policy period**, or both.

Social engineering

means the intentional misleading or deception of an **employee** by a person falsely purporting to be the **insured's vendor, employee, bookkeeper, or property manager** through social engineering, pretexting, phishing, spear phishing, whaling, or any other confidence trick communicated by email, text, instant message, telephone, or other electronic means, which results in the **insured's** transfer, payment, or delivery of **money** or **securities**.

Subsidiary

means any:

1. entity which qualifies as a not-for-profit organization under the Internal Revenue Code, other than a political committee organized pursuant to Section 432 of the Federal Election Campaign Act of 1971 (and amendments thereto), and for which the **named insured** has or controls the right to elect or appoint more than 50% of the Board of Directors or other governing body of such entity as of the inception date of this policy;
2. similar entity which was created or acquired by the **named insured** during the **policy period**, provided such entity's total assets do not exceed 35% of the total consolidated assets of the **named insured** as of the inception date of this policy; or
3. entity added by endorsement to this policy as a subsidiary.

Coverage for any **subsidiary** applies only to losses **discovered** during the **policy period** or extended period to discover loss, if applicable.

Theft

means the unlawful taking of property to its owner's deprivation.

Transfer account

means an account maintained by the **named insured** or **subsidiary** at a **financial institution** from which the **insured** can initiate the transfer, payment, or delivery of **money** or **securities** by means of:

1. electronic, telegraphic, cable, teletype, telefacsimile, or telephone instructions communicated directly or through an electronic funds transfer system; or
2. written instructions (other than those described in Insuring Agreement B. Forgery or Alteration) establishing the conditions under which such transfers are to be initiated by such **financial institution** through an electronic funds transfer system.

Transfer instruction

means an electronic, telegraphic, cable, teletype, telephone, or written instruction received by an **employee** that directs the **employee** to transfer, pay, or delivery **money** or **securities** and contains a misrepresentation of a material fact that was relied upon by the **employee** as true.

Unit owner

means a person or organization that owns a building unit for which the **insured** performs business operations. **Unit owner** will include and any other person or organization that has a right to use and occupy the interior portion of such building unit pursuant to a written tenancy contract agreed to by the original **unit owner** and such person or organization, provided such contract follows any bylaws, governance documents, or similar stipulations **you** maintain.

Vendor

means any entity or natural person that provides goods or services to the **insured** pursuant to a written agreement, provided **vendor** does not include any asset manager, **bookkeeper**, broker dealer, armored motor vehicle company, or any similar entity.

Watchperson

means any person retained by the **insured** specifically to have care and custody of property covered by this policy inside the **premises** and who has no other duties. **Watchperson** does not include an **employee** or **bookkeeper**.

We/us/our

means the company identified in Item 1 of the Declarations as the Insurer.

You/your means the **named insured**.

V. Your Obligations

A. Notifying us of losses

After **discovery** of a loss of, damage to, or a situation that may result in loss of or damage to, **money, securities, or other property** that, in **your** best estimate, would exceed 50% of the **deductible**, **you** must, as a condition precedent to coverage under this policy:

1. notify **us** in writing as soon as possible after **discovery** of such loss, damage, or situation;
2. give **us** a detailed, sworn proof of loss within 120 days after **your** notification to **us** of such loss, damage, or situation;
3. cooperate with **us** in the investigation and settlement of any claim;
4. produce for **our** examination all pertinent records;
5. submit to examination under oath at **our** request and give **us** a signed statement of **your** answers;
6. secure all of **your** rights of recovery against any person or organization responsible for the loss and do nothing to impair those rights;
7. send **us**, within 60 days after **our** request, receipts, bills, or other records that support any claim for **identity fraud expenses**; and
8. notify the local law enforcement authorities, but only if **you** have reason to believe any loss (except for loss covered under Insuring Agreement A. Fidelity) involves a violation of law.

B. Records

You must keep records of all property covered by this policy so that **we** can verify the amount of any loss claimed under this policy.

VI. Our Rights and Obligations

A. Examination of Your Books and Records

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

B. Ownership - Interests Covered

The property covered under this policy is limited to property:

1. the **insureds** own or hold;
2. for which the **insureds** are legally liable;
3. solely with respect to Insuring Agreement A.2., a **unit owner** owns, leases, or holds, or for which the **unit owner** is legally liable; and
4. solely with respect to Insuring Agreement J., the **insured's** directors, officers, trustees, executive board members, or committee members own or hold.

However, this policy is for the **insureds'** benefit only and does not provide any rights or benefits to any other person or entity.

C. Termination of Coverage as to Loss Caused by Certain Employees

The coverage provided under Insuring Agreement A. Fidelity will terminate:

1. as to any **employee** or **bookkeeper**, once a director, officer, trustee, executive board member, or committee member of the **insured** not acting in collusion with the **employee** learns the **employee** or **bookkeeper** committed the **theft, forgery**, or other dishonest act, but only if the **employee** or **bookkeeper** committed such act after becoming employed by the **insured** or, if committed before becoming employed by the **insured**, the resulting loss exceeded \$10,000;
2. as to any loss, after the loss is **discovered** by a director, officer, trustee, executive board member, or committee member of the **insured** not acting in collusion with the person who committed the act in question.

D. Valuation and Settlement

We will determine the value of any covered losses as follows:

1. Money: **We** will pay for loss of **money** issued by the United State up to its face value; however, at **your** option, **we** will pay for loss of **money** issued by any country other than the United States at face value in the **money** issued by that country or in the United States dollar equivalent.

2. Securities: At **our** option, **we** will pay for loss of **securities** up to:
 - a. the market value of such **securities** at the close of business on the day the loss was **discovered**, or replace them in kind, in which event **you** must assign to **us** all of **your** rights, title, and interest in and to those **securities**; or
 - b. the cost of any Lost Securities Bond required in connection with issuing duplicates of the **securities**. However, **we** will pay only up to the amount of the cost of the bond as would be charged for a bond having a penalty not exceeding the lesser of: (i) the market value of the **securities** at the close of business on the date the loss was **discovered**; or (ii) the limit of liability applicable to the loss.
3. Other Property: **We** will pay the replacement cost of damaged or lost **other property**, or for loss from damage to the **premises** or its exterior, without deduction for depreciation, provided **our** liability will not exceed the lowest of:
 - a. the cost to replace the lost or damaged property with property of comparable material and quality and used for the same purpose;
 - b. the amount **you** actually incur that is necessary to repair or replace the lost or damaged property; or
 - c. the limit of liability applicable to the loss.

Notwithstanding anything to the contrary above, **we** will not be liable to make payment on a replacement cost basis for any loss or damage to **other property** until it is actually repaired and replaced and unless the repairs or replacements are made as soon as reasonably possible after the loss or damage.

If the property is not repaired or replaced, **we** will pay on an actual cash value basis.

At **your** option, **we** will pay loss of or damage to property other than **money** in the currency of the country in which the loss or damage occurred or in the United States dollar equivalent. **We** will determine the value of such property in accordance with Section VIII. Other Conditions, Territory and Currency.

VII. Exclusions - What is not covered

A. Exclusions applicable to all Insuring Agreements

This policy will not apply to:

1. Acts by builder or sponsor any loss resulting directly or indirectly from acts committed by any sponsor, builder, or developer of the **insured**, while acting in their capacity as a sponsor, builder, or developer.
2. Acts by employees a. loss resulting directly or indirectly from **theft, forgery**, or another dishonest act committed by an **employee** or **bookkeeper** if such **employee** or **bookkeeper** had also committed **theft, forgery**, or another dishonest act prior to the inception of the policy and the **insured** (through its directors, officers, trustees, executive board members, or committee members) had knowledge of such act prior to the inception of the policy; or
 b. loss resulting directly or indirectly from **theft, forgery**, or another dishonest act committed by an **employee** or **bookkeeper** or a director, officer, trustee, executive board member, or committee member of the **insured**, whether acting alone or in collusion with others and whether or not acting within their scope of duties; however, this exclusion will not apply to otherwise covered losses under Insuring Agreement A. Fidelity.
3. ATMs loss of **money** or **securities** in any automatic teller machine ("ATM") or while being transported to or from any ATM, or any loss of or damage to any ATM.
4. Claim expenses costs, charges, fees, or expenses incurred or paid by the **insured** in defending or prosecuting any legal proceeding or claim, except to the extent such costs, charges, fees, costs, or expenses are covered under Insuring Agreement B. Forgery or Alteration or Insuring Agreement K. Investigative Costs Coverage. This exclusion will not apply to **identify fraud expenses**.
5. Confidential and sensitive information any loss resulting directly or indirectly from the disclosure or use of the **insured's** or another person's or organization's confidential, sensitive, or personal information.

 For purposes of this exclusion, confidential or personal information includes, but is not limited to, patents, trade secrets, processing methods, customer lists, financial information, credit card information, social security numbers, health information, or any other type of non-public information.
6. Extortion or ransom payments any loss resulting directly or indirectly from kidnap, extortion, or ransom payments (other than **robbery**) surrendered to any person as a result of a threat.

7. Governmental action any loss resulting directly or indirectly from seizure or destruction of property by order of any governmental authority.
 8. Indirect losses loss that is an indirect result of any otherwise covered cause of loss resulting in a **single loss**, including but not limited to:
 - a. the **insured's** inability to realize income that would have been realized had no loss occurred;
 - b. payment of damages for which the **insured** becomes legally liable; however, **we** will pay compensatory damages directly resulting from an otherwise covered loss under this policy; or
 - c. payment of costs, fees, or other expenses the **insured** incurs to establish the existence or amount of loss under this policy, except otherwise covered **identity fraud expenses**.
 9. Nuclear incident any loss resulting directly or indirectly or in any way involving any nuclear reaction, nuclear radiation, or radioactive contamination, or any related act or incident.
 10. Prior known losses loss involving any fact or circumstance that a director, officer, trustee, executive board member, or committee member of the **insured** was aware of prior to the inception of this policy and which would cause a reasonable person to assume that a loss of a type covered by this policy has been or will be incurred.
 11. War any loss resulting directly or indirectly or in any way involving, war, whether declared or not, invasion, civil war, mutiny, coup d'état, civil commotion assuming the proportions of or amounting to a popular rising, military rising, insurrection, rebellion, revolution, military or usurped power, or any action taken to hinder or defend against these actions.
- B. Exclusions applicable only to Insuring Agreement A. Fidelity**
- This policy will not apply to any loss under Insuring Agreement A. resulting directly or indirectly from:
12. Trading any authorized or unauthorized trading of **money, securities, or other property**, whether in the name of an **insured** or in a genuine or fictitious account.
- C. Exclusions applicable only to Insuring Agreement C. Inside the Premises, Insuring Agreement D. Robbery or Safe Burglary of Other Property, and Insuring Agreement E. Outside of the Premises and In Transit**
- This policy will not apply to any loss under Insuring Agreement C., D., or E. resulting directly or indirectly from:
13. Accounting or arithmetic errors or omissions accounting or arithmetic errors or omissions.
 14. Exchanges or purchases the giving or surrendering of property in any exchange or purchase.
 15. Fire resulting from fire, however caused, except **we** will pay for otherwise covered loss of or damage to **money or securities** and otherwise covered loss from damage to a safe or vault.
 16. Motor vehicles or equipment and accessories damage to motor vehicles, trailers or semi-trailers, or equipment and accessories attached to them.
 17. Vandalism damage to the **premises** or its exterior, or to any safe, vault, cash register, cash box, cash drawer, or **other property** resulting from vandalism or malicious mischief.
 18. Voluntary parting the **insured** or anyone on the **insured's** behalf acting on the **insured's** express or implied authority, being induced by any dishonest act to voluntarily part with title to or possession of any property.
- D. Exclusions applicable only to Insuring Agreement F. Computer Crime, Insuring Agreement G. Funds Transfer Fraud, and Insuring Agreement I. Social Engineering**
- This policy will not apply to any loss under Insuring Agreement F., G., or I.:
19. Authorized users resulting directly or indirectly from the use of the **insured's** computer system by a person who is authorized to access such computer system, except if covered under Insuring Agreement I. Social Engineering.
 20. Card transactions resulting directly or indirectly from the use or purported use of credit, debit, charge, access, convenience, identification, stored-value, or other cards or the information contained on such cards.
 21. Exchanges or purchases resulting directly or indirectly from the giving or surrendering of property in any exchange or purchase, except if covered under Insuring Agreement I. Social Engineering.
 22. Errors or omissions resulting directly or indirectly from unintentional errors or omissions.

23. Inventory computation the proof of which as to the amount or existence of such loss is dependent upon an inventory computation or a profit and loss computation.
24. Malfunction or failure due to the malfunction or failure of any product or service.

VIII. Conditions

A. Action Against Us

No action may be brought against **us** unless, as a condition precedent to such action, there has been full compliance with all the terms of this policy by all **insureds**, **you** have filed a proof of loss with **us**, and the action is brought within two years from the date the loss was **discovered**. Neither the **insured** nor any claimant or their legal representatives will have the right to join **us** as a party to any action against an **insured** to determine the **insured's** liability.

B. Assignment

This policy and all rights hereunder are not assignable without **our** prior written consent, which consent will be at **our** sole discretion.

C. Cancellation and Non-Renewal

1. Cancellation

- a. **You** may cancel this policy at any time by providing **us** written notice at the address stated in the Declarations. If **you** cancel this policy for any reason, **we** will retain the pro rata proportion of the premium.
- b. **We** may only cancel this policy in the event of nonpayment of premium. In that event, **we** will deliver to the **named insured** written notice, by registered, certified, or other first-class mail at the last known principal address of the **named insured**, stating when the cancellation will be effective. **We** will provide at least ten days written notice to the **named insured** before cancellation for non-payment of any premium. The mailing of such notice will be sufficient proof of notice.

2. Non-renewal

We have no obligation to renew this policy. If **we** elect not to renew this policy, **we** will provide **you** with written notice of **our** decision not to renew at least 60 days prior to the expiration of the **policy period**.

D. Governing law

To the extent permitted by applicable law or regulation, this policy will be construed in accordance with the laws of the State of New York without giving effect to any conflicts or choice of law principles.

E. Headings

The headings and subheadings used in this policy, including the titles of any endorsement, are solely for convenience and are not part of the terms and conditions of coverage.

F. Non-Accumulation

If there is more than one **insured**, **our** maximum liability for loss sustained by any or all **insureds** will not exceed the amount for which **we** would be liable if all loss were sustained by any one **insured**. **Our** liability for any losses will not be cumulative from policy period to policy period, regardless of the number of years this policy remains in effect or the total amount of premium due or paid.

G. Other Insurance

The insurance provided by this policy will apply only as excess over any other valid and collectible insurance whether such other insurance is stated to be primary, contributory, excess, contingent, or otherwise, unless such other insurance is written only as specific excess insurance over a Single Loss Limit provided in this policy by reference to its policy number.

H. Recoveries

Recoveries for any loss covered under this policy, whether made before or after any payment **we** make under this policy, or whether by **you** or **us**, will be made as follows:

1. first, to the expenses incurred by **you** or **us** to pursue the recovery, whoever incurred it;
2. second, to **you** for **your** loss in excess of the amount of loss **we** paid under this policy, if the excess loss would otherwise be covered;
3. third, to **us** for all amounts **we** paid in settlement of **your** claim;
4. fourth, to **you** for the amount of any applicable **deductible you** paid; and
5. fifth, to **you** for any loss not covered under this policy resulting from the same **single loss**.

Any amounts recovered from insurance, suretyship, reinsurance, security, or indemnity taken for **our** benefit will not be deemed a recovery under this policy. Additionally, recovery of original **securities** after duplicates of them have been issued will not be deemed a recovery under this policy.

I. Representations and Severability

You and **we** agree that the particulars and statements contained in the **application** for this policy, including any materials submitted in connection therewith, are the representations of all **insureds** and were relied upon by **us** as accurate and complete. The **application** is the basis of the coverage granted under this policy and is incorporated into this policy.

J. Sole Agent

By acceptance of this policy, **you** will be designated to act on behalf of all **insureds** for purposes or the rights and obligations under this policy, including but not limited to the:

1. giving and receiving of notices and correspondence;
2. cancellation or non-renewal of the policy;
3. payment of premiums; and
4. receipt of any return premiums due under this policy.

Payment by **us** to **you** for any loss sustained by the **insured** will fully release **us** from **our** obligations with respect to that loss.

K. Territory and Currency

Coverage provided by this policy will apply to losses occurring anywhere in the world.

All premium, loss, Limits of Liability, **deductibles**, and any other amounts stated in this policy are expressed and payable in the currency of the United States of America. If any loss under the policy is incurred, stated, or determined in a currency other than United States dollars, payment under this policy will be made in United States dollars at the rate of exchange published in the *Wall Street Journal* on the date **our** obligation to pay such loss is established.



U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL
("OFAC") NOTICE TO POLICYHOLDERS

Named Insured	Policy Number	Effective Date	Endorsement No.
Colbert Landings Residential Community Association, Inc	SFC00003430	08/19/2026	1

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. sanctionslaw 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.



FLORIDA AMENDATORY ENDORSEMENT

Named Insured	Policy Number	Effective Date	Endorsement No.
Colbert Landings Residential Community Association, Inc	SFC00003430	08/19/2026	2

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

I.The following is added to Section **VI. Our Rights and Obligations**, paragraph D. Valuation and Settlement:

If **you** and **we** have agreed in writing to the settlement of a claim, **we** shall tender payment according to the terms of the agreement no later than 20 days after such settlement is reached.
Any judgment or decree for the recovery of money entered against **us** shall be fully satisfied within 60 days from and after the entry thereof or, in the case of an appeal from such judgment or decree, within 60 days from and after the affirmance of the same by the appellate court.

II.Section **VIII. Conditions**, paragraph **A. Action Against Us** is replaced by the following:

A. Action Against Us

No action may be brought against **us** unless, as a condition precedent to such action, there has been full compliance with all the terms of this policy by all **insureds**, **you** have filed a proof of loss with **us**, and the action is brought within five years from the date the loss was **discovered**. Neither the **insured** nor any claimant or their legal representatives will have the right to join **us** as a party to any action against an **insured** to determine the **insured's** liability.

III.Section **VIII. Conditions**, paragraph **C. Cancellation and Non-Renewal**, item 1. Cancellation is replaced by the following:

C. Cancellation and Non-Renewal

1. Cancellation

- a. **You** may cancel this policy at any time by providing **us** written notice at the address stated in the Declarations. If **you** cancel this policy for any reason, **we** will retain the pro rata proportion of the premium. **We** shall refund the paid premium less the earned portion thereof within 15 working days after the effective date of cancellation.
- b. **We** may only cancel this policy in the event of nonpayment of premium. In that event, **we** will deliver to the **named insured** written notice, by registered, certified, or other first-class mail at the last known principal address of the **named insured**, stating the reason for cancellation and when the cancellation will be effective. **We** will provide at least ten days written notice to the **named insured** before cancellation for non-payment of any premium. The mailing of such notice will be sufficient proof of notice.

IV.The following is added to **VIII. Conditions**:

Coverage Information Requests And Complaint Issues

Answers to questions about **your** insurance, coverage information, or assistance in resolving complaints can be obtained by calling **us** at 1-646-356-8101.

All other terms and conditions of this Policy remain unchanged.

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