

**COMMUNITY ASSOCIATION UNDERWRITERS
NEW BUSINESS INVOICE**

PRODUCER NAME & ADDRESS

Coldbrook Insurance Group, LLC
2000 Oak Industrial Drive, NE
Suite B
Grand Rapids, MI 49505

S111

INSURED NAME AND MAILING ADDRESS

Quail Run II Condominium Association
C/O Berkshire Hathaway Home Services Michigan Real
6312 Statium Drive
Kalamazoo, MI 49009

ACCOUNT #	POLICY #	INSURANCE COMPANY	LINE OF BUSINESS	INVOICE DATE
61527	CAU532321-1	AAICO	CPKGE	03/18/2025

THE INSURED HAS THE OPTION OF PAYING THE POLICY PREMIUM OF \$15,978.00 BY 05/01/2025 OR CHOOSING OUR INSTALLMENT PLAN. IF THE INSURED CHOOSES TO BE BILLED IN INSTALLMENTS, A FIRST PAYMENT OF \$5,322.00 IS DUE BY 05/01/2025. THERE WILL BE AN INSTALLMENT CHARGE OF \$8.00 PER INSTALLMENT.

INSTALLMENT SCHEDULE

INSTALLMENT	DUE DATE	INSTALLMENT AMOUNT	INSTALLMENT CHARGE	TOTAL INSTALLMENT
DOWN PAYMENT	05/01/2025	\$5,322.00	\$0.00	\$5,322.00
1.	06/01/2025	\$1,332.00	\$8.00	\$1,340.00
2.	07/01/2025	\$1,332.00	\$8.00	\$1,340.00
3.	08/01/2025	\$1,332.00	\$8.00	\$1,340.00
4.	09/01/2025	\$1,332.00	\$8.00	\$1,340.00
5.	10/01/2025	\$1,332.00	\$8.00	\$1,340.00
6.	11/01/2025	\$1,332.00	\$8.00	\$1,340.00
7.	12/01/2025	\$1,332.00	\$8.00	\$1,340.00
8.	01/01/2026	\$1,332.00	\$8.00	\$1,340.00
		\$15,978.00	\$64.00	\$16,042.00

NOTE: THIS INVOICE DOES NOT REFLECT ANY PAYMENTS ALREADY MADE. THIS INSTALLMENT SCHEDULE IS SUBJECT TO CHANGE IN THE EVENT OF AN ENDORSEMENT OR REVISION TO THE POLICY.

REMINDER: PAYMENT IS DUE WITHIN 30 DAYS OF THE POLICY EFFECTIVE DATE.

PLEASE MAKE CHECKS PAYABLE TO COMMUNITY ASSOCIATION UNDERWRITERS.
REMIT THE TOTAL PREMIUM AMOUNT.

IT IS THE PRODUCER'S RESPONSIBILITY TO COLLECT THIS DOWN PAYMENT.

If you have any questions, please call (800) 228-1930.

ACCOUNT #	AAICO POLICY #	EFFECTIVE DATE	EXPIRATION DATE	PREMIUM	STATE FEE	TOTAL PREMIUM
61527	CAU532321-1	04/01/2025	04/01/2026	\$15,978.00	\$0.00	\$15,978.00

INSURED NAME AND MAILING ADDRESS

**Quail Run II Condominium Association
C/O Berkshire Hathaway Home Services Michigan Real
6312 Statium Drive
Kalamazoo, MI 49009**

PAY ELECTRONICALLY AT:
<https://cauinsure.epaypolicy.com>

MAKE CHECK PAYABLE AND MAIL TO:
Community Association Underwriters
P.O. Box 23823
New York, NY 10087-3823

DECLARATIONS A: GENERAL POLICY INFORMATION

- Coverage applies only when a limit of insurance is shown in these declarations. These declarations are summaries, only. Please refer to the coverage forms and applicable endorsements for complete information.
- 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 stated in this policy.

Named Insured Name and Mailing Address

Quail Run II Condominium Association
C/O Berkshire Hathaway Home Services Michigan Real
6312 Statium Drive
Kalamazoo, MI 49009

Policy Number	Annual Premium	Fee
CAU532321-1	\$15,978.00	\$0.00
Policy Period	Effective Date*	Expiration Date*
	04/01/2025	04/01/2026

*12:01 AM Standard Time at your premises address

DIRECTORY OF DECLARATIONS

Declarations	Page
A General Policy Information	1
B Directory of Applicable Forms	2
C 1. Addresses and Description of Buildings and "Units"	2
D 1. Community Property	3
2. "Units"	3
3. Additional Community Property	4
4. Natural Outdoor Property	4
E Property Consequential Loss Coverages	5
F Crime Coverages	5
G 1. Liability Coverages	6
H 1. Directors and Officers Liability	6
2. Environmental Impairment Liability	7



Coldbrook Insurance Group, LLC
2000 Oak Industrial Drive, NE
Suite B
Grand Rapids, MI 49505



Countersigned (Date)

03/18/2025

By (Authorized Representative)

Sari Amundson

Condominium Association Insurance Policy

DECLARATIONS B: DIRECTORY OF APPLICABLE FORMS

Form Number and Edition Date	Form Title
CAU 3000 07/17	Condominium Association Insurance Policy
CAU 3040 07/17	Directors and Officers Liability Coverage Part
CAU 3041 07/17	Community Manager - Directors and Officers
CAU 3070 07/17	Environmental Impairment Liability Coverage Part
CAU 3103 12/20	Disclosure Pursuant to Terrorism Risk Insurance Act
CAU 3106 06/19	Cap on Losses from "Certified Acts of Terrorism"
CAU 3110 07/17	Amended Water Exclusion
CAU 3210 07/17	Wind or Hail Percentage Deductible Per Building - 2%
CAU 3228 05/22	Cyber Incident Exclusion Computer Fraud Definition Amendment
CAU 3320 01/25	Exclusion – Violation of Law Addressing Data Privacy
CAU 3401 07/17	Employee Dishonesty - Community Manager
CAU 3523 02/19	Michigan Changes - Amendatory Endorsement
CS CAU 01 03/24	Community Managers Endorsement
CS CY 101 03/24	Cyber Suite Coverage
CS CY 104 MI 03/24	Michigan Changes - Amendatory Endorsement
CS CY DS 100 03/24	Cyber Suite Supplemental Declarations

DECLARATIONS C: 1. ADDRESSES AND DESCRIPTION OF BUILDINGS AND “UNITS”

1. ADDRESSES AND DESCRIPTION OF BUILDINGS AND “UNITS”

Coverage is provided for twenty two, one & two-story frame condominium buildings containing forty two residential units. The premises is located at 2343, 2345 Fairgrove St; 2346, 2348 Fairgrove St; 2373, 2375 Fairgrove St; 2378, 2380 Fairgrove St; 2401, 2403 Fairgrove St; 2402, 2404 Fairgrove St; 2368, 2370 Mansfield St; 2373, 2375 Mansfield St; 2384, 2386 Mansfield St; 2387, 2389 Mansfield St; 2403 Mansfield St; 2404 Mansfield St; 2360, 2362 Strathmore St; 2365, 2367 Strathmore St; 2376, 2378 Strathmore St; 2377, 2379 Strathmore St; 2405, 2407 Strathmore St; 2406, 2408 Strathmore St; 2384, 2386 Wildemere St; 2391, 2393 Wildemere St; 2398, 2400 Wildemere St; 2399, 2401 Wildemere St, Kalamazoo, Kalamazoo County, MI 49009.

Condominium Association Insurance Policy

DECLARATIONS D: PROPERTY DIRECT COVERAGES

- Unless otherwise indicated, all Limits apply on a per occurrence basis.

- 1. COMMUNITY PROPERTY**
- 2. "UNITS"**
- 3. ADDITIONAL COMMUNITY PROPERTY**
- 4. NATURAL OUTDOOR PROPERTY**

1. COMMUNITY PROPERTY

Causes of Loss	Limit of Insurance	Valuation	* Deductible
Special including "Equipment Breakdown"	Guaranteed Replacement Cost	Guaranteed Replacement Cost	\$10,000 Per Occurrence
See 'Directory of Applicable Forms' for additional deductibles * In addition to the deductible which may result under D.2.			

Community Buildings	Community Structures	Community Personal Property
All buildings described in Declarations C.1. including: <ul style="list-style-type: none"> Residences 	All of the items listed below are covered when not forming part of, or located within, or on a building. <ul style="list-style-type: none"> "Swimming Pools" Statues Outdoor fixtures Pool and Pump Houses Signs Roads, drives, walkways and other paved surfaces Recreation fixtures and courts Antennas and satellite dishes Sheds Temporary seasonal structures Shelters Cabanas Freestanding walls (excluding retaining walls) Fountains Fences and gates Gazebos Gate houses Mailboxes Light and flag poles Benches 	<ul style="list-style-type: none"> Equipment Tools Supplies and furnishings "Money" and "Securities" Non-motorized watercraft "Computer equipment", and "Media" "Valuable papers and records" Accounts receivables

2. "UNITS": All real property comprising the "unit" as initially installed in accordance with your association's original plans and specifications, or like kind and quality of such property.

Causes of Loss	Limit of Insurance	Valuation	* Deductible
Ice Damming	Guaranteed Replacement Cost	Guaranteed Replacement Cost	\$10,000 Per "Unit"
See 'Directory of Applicable Forms' for additional deductibles * In addition to the deductible which may result under D.1.			

Condominium Association Insurance Policy

3. ADDITIONAL COMMUNITY PROPERTY

Causes of Loss	Valuation	Deductible
Special including "Equipment Breakdown"	Replacement Cost	None
Covered Property	Limit of Insurance	
Additional Structures: Bridges, Docks, Retaining Walls, Piers, Bulkheads and Wharves	\$10,000	
Newly Acquired Buildings and Structures Buildings and Structures as described in D.1. above that you acquire at locations other than the location described in C.1.	\$250,000	
Newly Acquired Community Personal Property Community personal property while at locations other than the "premises"	\$250,000	
Newly Conveyed Buildings and Structures New buildings and structures built at the location described in C.1.	\$250,000	
"Personal Effects" Personal Property of your directors and "officers" or "employees" while acting in the scope of their duties as such.	\$5,000 Per Person \$15,000 Per Occurrence	
Personal Property of Others Personal property of others temporarily in your care, custody or control.	\$5,000 Per Person \$15,000 Per Occurrence	
Off "Premises" Community Personal Property Community personal property while temporarily at other locations within the "coverage territory".	\$50,000	
Community Personal Property In Transit Community personal property while on conveyances being operated between points in the "coverage territory".	\$50,000	
"Fine Arts" Paintings, Pictures, Prints, Etchings, Sculptures, Art Glass, "Jewelry", "Furs", and other bona fide works of art of rarity, historical value or artistic merit.	\$15,000 Per Item \$50,000 Per Occurrence	

4. NATURAL OUTDOOR PROPERTY

Causes of Loss	Valuation	Deductible
"Specified Causes of Loss"	Replacement Cost	None
Covered Property	Limit of Insurance	
Trees, Lawns, Shrubs, Plants	\$1,000 Maximum Per Tree, Plant, Lawn or Shrub \$20,000 Per Occurrence	

Condominium Association Insurance Policy

DECLARATIONS E: PROPERTY CONSEQUENTIAL LOSS COVERAGES

Coverages apply only as a consequence of direct physical loss or damage to "covered property" caused by or resulting from a covered Cause of Loss.

- Unless otherwise indicated, all Limits apply on a per occurrence basis
- No Deductible applies to Property Consequential Loss Coverages

1. ORDINANCE OR LAW

2. LOSS OF INCOME

3. SUPPLEMENTARY PAYMENTS

1. ORDINANCE OR LAW

Covered Property	Consequential Loss Coverage	Limit of Insurance	Valuation
Community Buildings, "Units"	Undamaged Portion	Guaranteed Replacement Cost	Guaranteed Replacement Cost
Community Buildings, "Units"	Demolition Costs	\$300,000	Actual Loss Sustained
Community Buildings, "Units"	Increased Cost of Construction	\$300,000	Increased Replacement Cost

2. LOSS OF INCOME

Community Income and Maintenance Fees and Assessments; Extra Expense; Rents; Community Income; Increased Period of Restoration; other temporary operation expenses.	Limit of Insurance	Valuation
	Actual Loss Sustained	Actual Loss Sustained

3. SUPPLEMENTARY PAYMENTS

	Limit of Insurance	Valuation
• Removal of Fallen Trees	\$10,000 \$1,000 Maximum per Tree	Actual Loss Sustained Actual Loss Sustained
• "Pollutant" Cleanup and Removal	\$25,000 per continuous 12 month period	Actual Loss Sustained
• Property Removal	\$300,000	Actual Loss Sustained
• Monetary Reward	\$5,000	10% of Paid Claim
• Debris Removal	\$300,000	Actual Loss Sustained
• Fire Department Service Charges	\$10,000	Actual Loss Sustained
• Fire Extinguisher Recharge	\$1,000	Actual Loss Sustained

DECLARATIONS F: CRIME COVERAGES

- Unless otherwise indicated, all Limits apply on a per occurrence basis

Valuation		Deductible
Actual Loss Sustained		None
Covered Property	Causes of Loss	Limit of Insurance
All “Covered Property”	“Employee Dishonesty”	\$180,000 Combined Limit
All “Covered Property”	“Computer Fraud”	
“Covered Instruments”	“Depositors Forgery”	

Condominium Association Insurance Policy

DECLARATIONS G: 1. LIABILITY COVERAGES - PRIMARY AND EXCESS

1. Liability - Primary and Excess

Limits of Insurance apply as:

- Indemnity payments for claims or "suits" seeking damages
- Both primary and excess unless otherwise indicated

Coverage	Limit of Insurance	Type of Limit
"Bodily Injury" And "Property Damage"	\$1,000,000	Per "Occurrence"
Products / Completed Operations	\$1,000,000 \$1,000,000	Per "Occurrence" Annual Aggregate
"Personal Injury" & "Advertising Injury"	\$1,000,000	Per "Offense"
Property Damage Legal Liability-Real Property	\$1,000,000	Per "Occurrence"
"Hired Auto" and "Nonowned Auto"	\$1,000,000	Per "Occurrence"
Medical Payments	\$5,000	Per Accident
Garage and Parking Areas Legal Liability		
Comprehensive Coverage	\$500 Deductible Applies Per "Occurrence"	
	\$25,000	Per "Occurrence" Limit
Collision Coverage	\$500 Deductible Applies Per "Occurrence"	
	\$25,000	Per "Occurrence" Limit

DECLARATIONS H: CLAIMS MADE LIABILITY COVERAGES

1. DIRECTORS AND OFFICERS LIABILITY COVERAGE
2. ENVIRONMENTAL IMPAIRMENT LIABILITY COVERAGE

1. DIRECTORS AND OFFICERS LIABILITY - CLAIMS MADE

- Limits of Insurance apply as:
- Indemnity payments for "claims" or "suits" seeking pecuniary relief.
 - "Defense costs" for "claims" or "suits" seeking non-pecuniary relief.

Coverage	Limit of Insurance
Directors and Officers Liability	\$1,000,000 Each "Wrongful Act"
	\$1,000,000 Aggregate
Retroactive Date: <u>NONE</u>	
This insurance does not apply to "loss" because of "wrongful acts" which took place before the Retroactive Date.	
Optional Extended Reporting Period: <u>3 years</u>	
The premium for the Optional Extended Reporting Period is: <u>\$1,159</u>	

Condominium Association Insurance Policy

2. ENVIRONMENTAL IMPAIRMENT LIABILITY - CLAIMS MADE AND REPORTED

Limits of Insurance apply as: • Indemnity payments and “defense costs” for “claims” seeking damages arising out of “pollution conditions”.

Coverage	Limit of Insurance
Environmental Impairment Liability	\$500,000 Each “Loss”
	\$500,000 Aggregate
	\$5,000 Retained Limit Each “Loss”

Retroactive Date: NONE

This insurance does not apply to “loss” from “pollution conditions” which took place before the Retroactive Date.

Optional Extended Reporting Period: 1 year

The premium for the Optional Extended Reporting Period is: \$173

NOTICE

Any emergency arising out of “pollution conditions” covered by Environmental Impairment Liability Coverage should be reported immediately to the on call 24 hour hotline at 1-800-432-2481, administered by XL Specialty Claims, a division of the XL Insurance Companies.

Condominium Association Insurance Policy

In Witness Whereof, American Alternative Insurance Corporation has caused this policy to be executed and attested, and, if required by state law, this policy shall not be valid unless countersigned by our duly authorized representative.



Cathy Smith
President



Ignacio Rivera
Deputy General Counsel and Assistant Secretary

CYBER SUITE SUPPLEMENTAL DECLARATIONS

American Alternative Insurance Company
555 College Road East, Princeton, NJ 08543-5241
800.305.4954

Policy Number: CAU532321-1
Account Number: 61527
Named Insured: Quail Run II Condominium Association

Agent #: S111
Cyber Coverage Effective Date: 4/1/2025

CYBER SUITE

Annual Aggregate Limit:	\$50,000
Deductible Per Occurrence:	\$2,500

DATA COMPROMISE RESPONSE EXPENSES	Included
Sublimits Per Occurrence:	
Public Relations	\$10,000
Reputational Harm	\$10,000

COMPUTER ATTACK	Included
Sublimit Per Occurrence:	
Public Relations	\$10,000

Sublimited Coverages Per Occurrence:	
Cyber Extortion	\$10,000
Misdirected Payment Fraud	\$10,000
Computer Fraud	\$10,000
Telecommunications Fraud	\$10,000

REWARD PAYMENTS	Included
Sublimit Per Policy Period:	\$25,000

PRIVACY INCIDENT LIABILITY	Included
Privacy Incident Defense	
Privacy Incident Liability	

NETWORK SECURITY LIABILITY	Included
Network Security Defense	
Network Security Liability	

ELECTRONIC MEDIA LIABILITY	Included
Electronic Media Defense	
Electronic Media Liability	

IDENTITY RECOVERY

Annual Aggregate Limit Per "Identity Recovery Insured":	\$25,000
Deductible Per Occurrence:	None

Sublimits Per Occurrence:	
Lost Wages and Child and Elder Care Expenses	\$5,000
Mental Health Counseling	\$1,000
Miscellaneous Unnamed Costs	\$1,000