

POLICYHOLDER NOTICE

Economic and Trade Sanctions Conditions

Ethics and proper business conduct has been the cornerstone of CNA since 1897. While much has changed during the last century, our commitment to these core values has not wavered. We strongly believe that proper business conduct is more than the practice of avoiding wrong; it is also a matter of choosing to do right. Nowhere is this more essential than helping in the fight against terrorism. As such, we are committed to complying with U.S. Department of Treasury Office of Foreign Asset Control (OFAC) requirements.

Through a variety of laws, OFAC administers and enforces economic sanctions against countries and groups of individuals, such as terrorists and narcotics traffickers. These laws prohibit all United States citizens (including corporations and other entities) and permanent residents from engaging in transactions with sanctioned countries and with individuals and entities on the Specially Designated Nationals (SDN) list. Because all U.S. citizens and companies are subject to this law, we wanted to be sure you were aware of its scope and restrictions. If you haven't already done so, you may want to consider discussing this issue with your legal counsel to ensure you are in compliance.

For insurance companies, accepting premium from, issuing a policy to, insuring property of, or making a claim payment to an individual or entity that is the subject of U.S.-imposed economic sanctions or trade embargoes usually are violations of these laws and regulations. Fines for violating OFAC requirements can be substantial. CNA has established an OFAC compliance program part which includes the use of exclusionary policy language. We believe this makes good business sense for CNA and you.

The purpose of this letter is to advise you that your policy includes OFAC exclusionary policy language, which may reduce or eliminate certain coverage. Specifically, if it is determined that your policy violates certain Federal or State laws or regulations, such as the U.S. list of Specially Designated Nationals or Blocked Persons (organizations or individuals associated with terrorist groups), any term or condition of your policy will be null and void to the extent it violates the applicable laws or regulations of the United States.

We're sure you share our commitment to compliance and thank you for your cooperation.

Your policy language reads as follows:

ECONOMIC AND TRADE SANCTIONS CONDITION

The following condition is added to the Policy:

ECONOMIC AND TRADE SANCTIONS CONDITION

In accordance with laws and regulations of the United States concerning economic and trade embargoes, this policy is void from its inception with respect to any term or condition of this policy that violates any laws or regulations of the United States concerning economic and trade embargoes including, but not limited to the following:

1. Any insured, or any person or entity claiming the benefits of an insured, who is or becomes a Specially Designated National or Blocked Person or who is otherwise subject to U.S. economic or trade sanctions;
2. Any claim or "suit" that is brought in a Sanctioned Country or by a Sanctioned Country Government, where any action in connection with such claim or suit is prohibited by U.S. economic or trade sanctions;
3. Any claim or "suit" that is brought by any Specially Designated National or Blocked Person or any person or entity who is otherwise subject to U.S. economic or trade sanctions;
4. Property that is located in a Sanctioned Country or that is owned by, rented to or in the care, custody or control of a Sanctioned Country Government, where any activities related to such property are prohibited by U.S. economic or trade sanctions; or
5. Property that is owned by, rented to or in the care, custody or control of a Specially Designated National or Blocked Person, or any person or entity who is otherwise subject to U.S. economic or trade sanctions.

As used in this endorsement a Specially Designated National or Blocked Person is any person or entity that is on the list of Specially Designated Nationals and Blocked Persons issued by the U.S. Treasury Department's Office of Foreign Asset Control (OFAC) as it may be from time to time amended.

As used in this endorsement a Sanctioned Country is any country that is the subject of trade or economic embargoes imposed by the laws or regulations of the United States of America.

THIS DISCLOSURE NOTICE DOES NOT PROVIDE COVERAGE NOR DOES THIS NOTICE REPLACE ANY PROVISIONS OF YOUR POLICY. YOU SHOULD READ YOUR POLICY: AND REVIEW YOUR DECLARATIONS PAGE FOR COMPLETE INFORMATION ON THE COVERAGE AND PRICE OF YOUR POLICY. IF THERE IS ANY CONFLICT BETWEEN THE POLICY AND THIS NOTICE, THE PROVISIONS OF THE POLICY SHALL PREVAIL. YOUR INDEPENDENT INSURANCE AGENT WILL BE ABLE TO EXPLAIN THE TERMS OF THE CONTRACT IN DETAIL.

Policy No.: 619005282

Issued To: Audubon Trace Condominium Association, Inc.

Effective Date: 03/21/2024

NOTICE:

WITH RESPECT TO ASSOCIATION LIABILITY COVERAGE PART, THIS IS A CLAIMS MADE POLICY AND, SUBJECT TO ITS PROVISIONS, APPLIES ONLY TO ANY CLAIM FIRST MADE AGAINST THE NAMED ENTITY INSURED DURING THE POLICY PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AFTER THE END OF THE POLICY PERIOD UNLESS, AND TO THE EXTENT THAT, THE EXTENDED REPORTING PERIOD APPLIES.

THE CRIME COVERAGE PART APPLIES TO A COVERED LOSS SUSTAINED RESULTING FROM ACTS OR EVENTS OCCURRING DURING THE POLICY PERIOD UNLESS CERTAIN CONDITIONS CONCERNING PRIOR INSURANCE ARE MET.

DEFENSE COSTS INCURRED UNDER COVERAGE PARTS A REDUCE THE LIMIT OF LIABILITY AND ARE SUBJECT TO THE RETENTION. PLEASE REVIEW THE POLICY CAREFULLY AND DISCUSS THE COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.

NAMED ENTITY AND MAILING ADDRESS	NAMED ENTITY NUMBER AND PHYSICAL ADDRESS
Item 1. Audubon Trace Condominium Association, Inc. 4117 South Drive Jefferson, LA 70121	4100 Jefferson Hwy Jefferson, LA 70121
POLICY NUMBER	INSURER
619005282	Continental Casualty Company CNA Center, 151 North Franklin Street Chicago, IL 60606

Item 2. **Policy Period:** 03/21/2024 to 03/21/2025
12:01 a.m. local time at the address stated in Item 1.

Item 3. **Policy Premium:** \$924.00

Total Amount Due: \$924.00

Item 4. Notices to Insurer:

Claims:
CNA – Community Association Claims Reporting
P.O. Box 8317
Chicago, IL 60680-8317
Email: newlossnfpc@cna.com

All other notices:
Ian H. Graham Insurance, a division of
Affinity Insurance Services, Inc.
Managing General Underwriter
15303 Ventura Boulevard, 12th Floor
Sherman Oaks, CA 91403

Item 5. Coverage:

This Policy is issued with the Limits of Liability and Retentions set forth, subject to the Prior or Pending Date, if applicable all as set forth in the schedule below.

Defense Costs are included within the applicable limit of liability for **Association Liability Coverage Part**. Defense costs are neither covered nor included within the applicable limits(s) of liability for the **Crime Coverage Part**.

This Policy includes *only* those coverages designated with a "Yes" as "Included" in column ① of the Coverage Schedule set forth below. *If neither "Yes" or "No" is designated for a Coverage Part or a specific Crime Coverage Part Insuring Agreement, such Coverage Part or specific Crime Coverage Part Insuring Agreement is not included.*

COVERAGE PART	① INCLUDED (YES OR NO)	② SCHEDULED LIMITS OF LIABILITY	③ SCHEDULED RETENTIONS	④ PRIOR OR PENDING DATE
Association Liability	No	Aggregate Limit of Liability for all Loss paid on behalf of all Named Entity Insureds for all Claims first made during each Policy Period .		
Crime: Insuring Agreement 1: Employee Dishonesty	Yes	\$ per loss \$1,000,000	\$10,000	<i>Not Applicable</i>
Insuring Agreement 2: Forgery or Alteration	Yes	\$100,000	\$10,000	
Insuring Agreement 3: Theft, Disappearance and Destruction	Yes	\$100,000	\$0	
Insuring Agreement 4: Computer Fraud and Wire Transfer Fraud	Yes	\$1,000,000	\$10,000	

Item 6. Any natural person or entity property manager hired by the **Named Entity** to provide **Property Management Services**.

Item 7. Endorsements forming a part of this Policy at issuance:

G-145126-A (8/03)	Policyholder Notice Economic and Trade Sanctions Conditions
G-145170-AC (6/03)	Community Association Policy General Terms and Conditions
G-145172-A (6/03)	Commercial Crime Coverage Part
GSL-8400-XX (2/10)	Amend Commercial Crime Coverage Part
CNA-82731-XX (6/15)	Money Orders and Counterfeit Paper Currency Coverage
CNA-82732-XX (6/15)	Change From Loss Sustained To Loss Discovered Endorsement
CNA-82733-XX (6/15)	Robbery and Safe Burglary Clarification Endorsement
CNA-82735-XX (6/15)	Claims Expense Coverage For All Insuring Agreements Endorsement
CNA-85627-XX (5/16)	Social Engineering Fraud Endorsement
CNA-90994-XX (1/18)	Amend Insuring Agreement Endorsement
G-147098-A17 (10/04)	Amendatory - Louisiana
GSL-35080-XX (5/11)	Include Designated Book Keepers and Accountants as Employees - Employee Theft Only
G-145127-A17 (6/03)	Cancellation and Nonrenewal Endorsement - Louisiana
G-145128-A17 (3/10)	Amendatory Endorsement - Louisiana
G-145129-A17 (10/04)	Amendatory Changes - Louisiana

These Declarations, along with the completed and signed **Application**, the Policy, and any written endorsements attached shall constitute the contract between the **Named Entity Insureds** and the Insurer.

Authorized Representative:



Date: 01/06/2024

In consideration of the payment of the premium and in reliance upon all statements made in the **Application** furnished to the Insurer designated in the Declarations, a stock insurance corporation, hereafter called the Insurer, the Insurer and the **Named Entity Insureds** agree as follows:

I. TERMS AND CONDITIONS

The terms and conditions of each **Coverage Part** apply only to that **Coverage Part** and shall not apply to any other **Coverage Part**. If any provision in these General Terms & Conditions is inconsistent or in conflict with the terms and conditions of any **Coverage Part**, the terms and conditions of that **Coverage Part** shall control for purposes of that **Coverage Part**.

II. DEFINITIONS

Words set forth in bold have the meaning set forth below. However, any bolded word defined in these General Terms & Conditions that is defined differently in a **Coverage Part** shall, for purposes of coverage under that **Coverage Part**, have the meaning defined in that **Coverage Part**.

1. **Application** means all applications for this Policy and for any policy in an uninterrupted series of policies issued by the Insurer or any affiliate of the Insurer of which this Policy is a renewal or replacement. **Application** includes any materials submitted or required to be submitted with the **Application**. An "affiliate of the Insurer" means an insurer controlling, controlled by or under common control with the Insurer.
2. **Coverage Part** means only those coverage parts designated in the Declarations as "Included" in this Policy and attached hereto.
3. **Crime Coverage Part** means the Crime Coverage Part, if such **Coverage Part** is designated as "Included" in the Declarations and attached hereto.
4. **Crime Loss** means loss sustained under the **Crime Coverage Part**.
5. **Defense Costs** means all reasonable and necessary fees charged by attorneys designated by the Insurer, or by the **Named Entity Insureds** with the Insurer's written consent. **Defense Costs** also include all other reasonable and necessary fees, costs and expenses resulting from the investigation, adjustment, defense and appeal of a **Liability Claim** if incurred by the Insurer, or by the **Named Entity Insureds** with the written consent of the Insurer, including the costs of appeal, attachment or similar bonds. However, the Insurer has no obligation to provide such bonds. **Defense Costs** shall not include salaries, wages, fees, overhead or benefit expenses associated with the directors, officers, employees, trustees, committee members, or volunteers of **Named Entity**, any **Subsidiary**, or **Property Manager**.
6. **ERISA or any Similar Act** means the Employee Retirement Income Security Act of 1974, as amended, or any similar common or statutory law of the United States or its states, territories or possessions, or any other jurisdiction anywhere in the world.
7. **Executive Officer** means with respect to **Named Entity**, any **Subsidiary**, or **Property Manager**, its trustees, chairperson, chief executive officer, president, chief financial officer, in-house general counsel, and the director of human resources or equivalent position.
8. **Financial Insolvency** means, with respect to any **Named Entity** covered under any **Coverage Part** designated as "included" in the Declarations attached hereto:
 - a. the appointment by any state or federal official, agency or court of a receiver, conservator, liquidator, trustee, rehabilitator or similar official to take control of, supervise, manage or liquidate such **Named Entity**; or such **Named Entity** becoming a debtor in possession; and
 - b. except with respect to a **Change in Status**, the inability of such organization financially or under applicable law to advance **Defense Costs** or indemnify the **Insureds** for **Liability Loss**.
9. **Fungi** means any form of fungus, including but not limited to yeast, mold, mildew, rust, smut or mushroom, and any spores, mycotoxins, odors or any other substances, products, or by products produced by, released by, or arising out of the current or past presence of fungi.

10. **Insured Person** means any natural person covered under the **Liability Coverage Part**.
11. **Interrelated Wrongful Acts** means any **Wrongful Acts** which are logically or causally connected by reason of any common fact, circumstance, situation, transaction or event.
12. **Liability Claim** means any claim covered under the **Liability Coverage Part**.
13. **Liability Coverage Part** only means the **Association Liability Coverage Part**, if such **Coverage Part** is designated as "Included" in the Declarations attached to this policy.
14. **Liability Loss** means loss covered under the **Liability Coverage Part**.
15. **Loss** means all **Liability Loss** and all **Crime Loss**.
16. **Microbe** means any non-fungal microorganism or non-fungal colony-form organism that causes infection or disease including but not limited to any spores, mycotoxins, odors or any other substances, products, or by products produced by, released by, or arising out of the current or past presence of microbes.
17. **Named Entity** means the association named in Item 1 of the Declarations, including such association as a debtor in possession under Chapter 11 of the United States Bankruptcy Code or an equivalent status under the law of any other country.
18. **Named Entity Insureds** means the **Named Entity**, **Subsidiaries**, **Property Manager** and **Insured Persons** covered under under any **Coverage Part** designated as "Included" in the Declarations.
19. **Policy Period** means the period from the effective date of this Policy to the Policy expiration date stated in Item 2 of the Declarations, or its earlier cancellation date.
20. **Policy Premium** means the original premium and the fully annualized amount of any additional premiums, other than the Extended Reporting Period premium, charged by the Insurer before or during the **Policy Period**.
21. **Pollutants** means any substance exhibiting hazardous characteristics as, is or may be defined or identified on any list of hazardous substances issued by the United States Environmental Protection Agency or any state or local or foreign counterpart. **Pollutants** also means, without limitation, any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals or waste (including materials to be recycled, reconditioned or reclaimed), as well as any air emission, odor, waste water, oil or oil products, infectious or medical waste, asbestos, or asbestos products.
22. **Property Manager** means the entity or natural person specified in Item 6 of the Declarations. If an entity is specified in Item 6, **Property Manager** shall also include **Property Manager Employees** employed by such entity to provide real estate **Property Management Services** to the **Named Entity**.
23. **Property Manager Employee** means any natural person in the regular service of a **Property Manager** in the ordinary course of such **Property Manager's** business, whom such **Property Manager** governs and directs in the performance of such service, including any part-time, seasonal, leased or temporary employee, or any duly elected or appointed director, officer, member of the board of managers or management committee member while performing **Property Management Services** within the usual scope of a **Property Manager Employee**.
24. **Subsidiary** means any entity which qualifies as a non-profit entity under Internal Revenue Code Section 501(c)(3) and any amendment thereto, during any time in which the **Named Entity** owns or controls, directly or through one or more **Subsidiaries**, the right to elect or appoint more than 50% of the entity's directors or trustees.
25. **Change in Status** means the consolidation or merger of the **Named Entity** into or with another entity, or **Financial Insolvency**:

III. EXTENDED REPORTING PERIOD/DISCOVERY

1. Solely with respect to any **Liability Coverage Part**, if the Insurer non-renews this Policy, the **Named Entity** shall be provided, at no additional charge, an extension of this Policy for a period of 30 days immediately following the end of the **Policy Period**, but only with respect to **Claims** made against **Named Entity Insureds** and reported to the Insurer during such extension by reason of any **Wrongful Act** committed before the earlier of the end of the **Policy Period** or the effective date of any **Change in Status**.

This period shall be referred to as the automatic Extended Reporting Period.

2. If the Insurer non-renews this Policy, the **Named Entity** shall have the right to purchase, upon payment of an additional premium equal to 100% of the annualized **Policy Premium**, an extension of this Policy for a period of 12 months immediately following the end of the **Policy Period**, but only with respect to;
 - a. under the **Liability Coverage Part**, any **Wrongful Act** committed before the earlier of the end of the **Policy Period** or the effective date of any **Change in Status**;
 - b. under the **Crime Coverage Part**, loss sustained completely prior to the earlier of the end of the **Policy Period** or the effective date of any **Change in Status**, which is discovered by the **Named Entity** no later than one year from the date of that termination or cancellation.

This period shall be referred to as the optional Extended Reporting Period.

3. As a condition precedent to the right to purchase the optional Extended Reporting Period, (i) the total premium for this Policy must have been paid; (ii) the **Named Entity** must request such Extended Reporting Period in writing, and such request must be received by the Insurer, at the address for notices set forth in Item 4 of the Declarations page, within 30 days of the end of the **Policy Period** or the effective date of any **Change in Status**, and (iii) the full payment of the premium for such Extended Reporting Period must be received by the Insurer within 30 days after the end of the **Policy Period**.
4. If the optional Extended Reporting Period is purchased, the entire premium shall be deemed fully earned at its commencement without any obligation by the Insurer to return any portion thereof.
5. There is no separate or additional limit of liability for the automatic or optional Extended Reporting Period.
6. No receiver, conservator, liquidator, trustee, rehabilitator, or similar official and no governmental agency, body or representative can exercise the right to: (i) purchase extended discovery with respect to the **Crime Coverage Part**; or (ii) report any claim under the **Crime Coverage Part**. In addition, the Extended Reporting Period terminates immediately with respect to the **Crime Coverage Part** on the effective date of any other insurance obtained by **Named Entity Insureds** or any other party which replaces, in whole or in part, the coverage afforded by the **Crime Coverage Part**, regardless of whether such insurance provides coverage for **Loss** sustained prior to the effective date of this Policy.

IV. ESTATES, LEGAL REPRESENTATIVES AND SPOUSES

The estates, heirs, legal representatives, assigns, spouses and legally recognized domestic partners of **Insured Persons** shall be considered **Named Entity Insureds** under the **Liability Coverage Part**; provided, however, coverage is afforded to such estates, heirs, legal representatives, assigns, spouses and legally recognized domestic partners only for a **Claim** arising solely out of their status as such and, in the case of a spouse, where such **Claim** seeks damages from marital community property, jointly held property or property transferred from the **Insured Person** to the spouse. No coverage is provided for any act, error or omission of an estate, heir, legal representative, assign, spouse or legally recognized domestic partners. All terms and conditions of this Policy, including without limitation the retention applicable to **Liability Loss** incurred by the **Insured Person**, shall also apply to loss incurred by such estates, heirs, legal representatives, assigns, spouses and legally recognized domestic partners.

V. LIMIT OF LIABILITY/RETENTIONS

1. Limit of Liability

- a. The Scheduled Limits of Liability set forth in Item 5 of the Declarations as the Scheduled Limits of Liability for the **Association Liability Coverage Part** shall be the maximum aggregate Limits of Liability of the Insurer for all **Liability Loss** under such **Coverage Part**, regardless of the number of **Claims** made against the **Named Entity Insureds**;
 - b. The Scheduled Limit of Liability set forth in Item 5 of the Declarations as the Scheduled Limit of Liability for the **Crime Coverage Part** shall be the maximum limit of liability of the Insurer for each **Crime Loss** under the **Crime Coverage Part**. Such limit of liability shall not accumulate from **Policy Period** to **Policy Period**
 - c. If the Limit of Liability for any **Coverage Part** is exhausted by payment of **Loss**, the Insurer's obligations under such **Coverage Part** shall be deemed completely fulfilled and extinguished.
 - d. The Insurer shall pay **Liability Loss** on behalf of the **Named Entity Insureds**, and shall pay **Crime Loss** as incurred by the **Named Entity Insureds**, without consideration of other future obligations.
 - e. The liability of the Insurer for all **Crime Loss** sustained by more than one **Named Entity Insured** shall not exceed the amount that the Insurer would pay if all **Crime Loss** had been sustained by one **Named Entity Insured**.
 - f. In the event any loss is covered partly by the **Crime Coverage Part** and partly by any prior canceled or terminated insurance that the Insurer or any affiliate issued to the **Named Entity Insureds**, the most the Insurer will pay with respect to such loss is the larger of the amount recoverable under the **Crime Coverage Part** or the prior insurance.
 - g. If any loss is covered partly by the **Crime Coverage Part** and partly by any prior canceled or terminated insurance issued by any carrier other than the Insurer or any affiliate: (i) any retention amount applicable to the loss under the **Crime Coverage Part** will be reduced by any deductible or retention amount applicable under the prior insurance, and (ii) the limit applicable to the loss under the **Crime Coverage Part** will be reduced by any amount paid or payable to the **Named Entity Insured** under the prior insurance.
2. Retentions
 - a. Subject to paragraph c below, the Insurer is liable to pay only that amount of **Loss** in excess of any applicable retention. The Insurer will have no obligation to pay all or any portion of any applicable retention.
 - b. Separate Retentions as set forth in Item 5 of the Declarations as the Scheduled Retentions shall apply to each **Loss** under each **Coverage Part**.
 - c. No retention applies with respect to any **Liability Loss** in a **Claim** against any **Insured Persons** if the **Named Entity**, or any **Subsidiary** are not permitted to advance **Defense Costs** or to indemnify such **Insured Persons** for **Liability Loss** by reason of:
 - (1) **Financial Insolvency**; or
 - (2) a good faith determination by **Named Entity**, or any **Subsidiary** that such payment is not permitted under the broadest construction of applicable law.
 - d. Subject to Section XII below, if a **Loss** is covered under more than one **Coverage Part** and if more than one retention applies to such **Loss**, the maximum total retention amount applicable to such **Loss** shall be the amount of the largest applicable retention.

VI. DEFENSE AND SETTLEMENT OF LIABILITY CLAIMS

1. Defense of Claims

The Insurer has the right and duty to defend all **Liability Claims**, even if the allegations are groundless, false or fraudulent. The Insurer shall have the right to appoint counsel and to make such investigation and defense of a **Liability Claim** as it deems necessary. The Insurer's obligation to defend any **Liability Claim** or pay any

Liability Loss, including **Defense Costs**, shall be completely fulfilled and extinguished if the limit of liability has been exhausted by payment of **Liability Loss**, or if the **Named Entity** has failed to pay its full retention for reasons other than **Financial Insolvency**.

2. Settlement

The Insurer shall not settle a **Liability Claim** without the consent of the **Named Entity Insureds**, other than any **Property Manager**, which shall not be unreasonably withheld. If the **Named Entity Insureds**, other than any **Property Manager** unreasonably refuse to consent to a settlement or compromise recommended by the Insurer, and acceptable to the claimant, then the applicable limit of liability under this Policy shall be reduced to the amount for which the **Liability Claim** could have been settled plus all **Defense Costs** incurred up to the time the Insurer made its recommendation.

3. Cooperation of **Named Entity Insureds**

The **Named Entity Insureds** shall not admit liability, consent to any judgment, agree to any settlement or make any settlement offer without the Insurer's prior written consent, such consent not to be unreasonably withheld. The Insurer shall not be liable for any **Loss** to which it has not consented. The **Named Entity Insureds** agree that they shall not knowingly take any action which increases the Insurer's exposure for **Loss** under this Policy. The **Named Entity Insureds** shall furnish the Insurer with copies of reports, investigations, pleadings, and all related papers, and such other information, assistance and cooperation as the Insurer may reasonably request.

VII. NOTICE/DATE OF CLAIM/INTERRELATED CLAIM CLAUSE/ SWORN PROOF OF LOSS

1. If, during the **Policy Period** or any Extended Reporting Period, if applicable, any **Claim** is first made against the **Named Entity Insureds**, the **Named Entity Insureds** shall, as a condition precedent to the obligations of the Insurer under this Policy, give a written notice to the Insurer as soon as reasonably possible.
2. If, during the **Policy Period** the **Named Entity Insureds** first become aware of a specific **Wrongful Act** which may reasonably give rise to a future **Liability Claim** and during such period give written notice to the Insurer of:
 - a. the names of any potential claimants and a description of the **Wrongful Act** which forms the basis of their potential **Claim**;
 - b. the identity of the specific **Named Entity Insureds** allegedly responsible for such specific **Wrongful Act**;
 - c. the consequences that have resulted or may result from such specific **Wrongful Act**;
 - d. the nature of the potential monetary damages or non-monetary relief which may be sought in consequence of such specific **Wrongful Act**; and
 - e. the circumstances by which **Named Entity Insureds** first became aware of such specific **Wrongful Act**;then any **Liability Claim** otherwise covered pursuant to the **Liability Coverage Part** which is subsequently made and which arises out of such **Wrongful Act** shall be deemed to have been first made and reported to the Insurer by the **Named Entity Insureds** at the time such written notice was received by the Insurer. No coverage is provided for fees and expenses incurred prior to the time such notice results in a **Liability Claim**.
3. Except as provided in subsection 2 above, a **Liability Claim** shall be deemed made:
 - a. in the case of a civil, criminal, administrative, regulatory proceeding or arbitration, on the earliest of the date of service upon or other receipt by any **Named Entity Insured** of a complaint, indictment, notice of charge or similar document against the **Named Entity Insured** in such proceeding or arbitration;
 - b. in the case of a written demand for monetary damages or non-monetary relief, on the **Named Entity Insureds'** receipt of such written demand.
4. More than one **Liability Claim** involving the same **Wrongful Act** or **Interrelated Wrongful Acts** shall be considered as one **Liability Claim** which shall be deemed made on the earlier of:
 - a. the date on which the earliest such **Liability Claim** was first made, or

- b. the first date valid notice was given by the **Named Entity Insureds** to the Insurer under this Policy of any **Wrongful Act** or under any prior policy of any **Wrongful Act**, or any fact, circumstance, situation, event or transaction which underlies any such **Liability Claim**.
5. With respect to the **Crime Coverage Part**, within 90 days after discovery the **Named Entity Insured** sustained a loss, the **Named Entity Insured** shall provide a detailed sworn proof of loss. The **Named Entity Insureds** will, upon request of the Insurer, submit to an examination under oath. The **Named Entity Insureds** will also notify the police if they have reason to believe that any loss involves a violation of law.
6. The **Named Entity Insureds** shall give written notice to the Insurer under this Policy as specified in Item 4 of the Declarations, which shall be effective upon receipt.

VIII. CANCELLATION

1. The Insurer may not cancel this Policy except for non-payment of any premium when due by providing to **Named Entity** written notice stating when, not less than 20 days thereafter, such cancellation shall be effective. This Policy is issued in consideration of the payment of the premium. If there is non-payment of the premium due on inception of the **Policy Period**, this policy does not take effect, and the Named Insured will be so notified.
2. The **Named Entity Insureds** grant the exclusive authority to cancel this Policy to **Named Entity**. **Named Entity** may cancel this Policy by providing the Insurer written notice stating when thereafter such cancellation shall be effective. The mailing or delivery of such notice shall be sufficient. The unearned premium shall be computed pro rata and premium adjustment may be made at the time cancellation is effected or as soon as practicable.

IX. NOTICES TO THE NAMED ENTITY

Any notices required under Section VIII, **CANCELLATION**, shall be provided to **Named Entity** at the address set forth in Item 1 of the Declarations and to the **Property Manager** if and at the address, specified in Item 6 of the Declarations for this Policy. The mailing of such notice shall be sufficient.

X. OTHER INSURANCE

If any **Loss** resulting from any **Claim** is insured under any other policies, this Policy shall apply only to the extent the **Loss** exceeds the amount paid under such other 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 this Policy.

XI. APPLICATION

The **Named Entity Insureds** represent and acknowledge that the statements contained in the **Application** are true, are the basis of this Policy and are to be considered as incorporated into and constituting a part of this Policy, and shall be deemed material to the acceptance of this risk or the hazard assumed by the Insurer under this Policy. This Policy is issued in reliance upon the truth of such representations.

XII. COORDINATION AMONG COVERAGE PARTS

Should two or more **Coverage Parts** apply to the same **Loss**, the Insurer will not pay more than the actual **Loss** incurred by the **Named Entity Insureds**.

XIII. COVERAGE FOR NEW SUBSIDIARIES

1. If, after the effective date of this Policy, (i) **Named Entity**, or any **Subsidiary** creates or acquires an entity, or (ii) **Named Entity**, or any **Subsidiary** merges with another entity such that **Named Entity**, or any **Subsidiary** is the surviving entity, then such entity, and any subsidiaries, directors, officers, trustees or employees of such entity who otherwise would thereby become a **Named Entity Insured**, shall be covered under this Policy, subject to its terms and conditions, only if the Insurer, at its sole option, upon submission of such information as the Insurer may require and payment of any additional premium and/or amendment of the provisions of the Policy, agrees to provide coverage for such entity, subsidiaries, directors, officers or employees.

2. There shall be no coverage under the **Liability Coverage Part** for any **Wrongful Act** by such created, acquired or merged entity, or by any persons or entities considered to be **Named Entity Insureds** pursuant to Section XII.1 above, where such **Wrongful Act** occurred in whole or in part before the effective date of such acquisition or merger or for any **Wrongful Act** occurring on or after such date which, together with any **Wrongful Acts** occurring before such date, would be considered **Interrelated Wrongful Acts**. There is no coverage under the **Crime Coverage Part** (if included) for any event discovered prior to the effective date of such creation, merger or acquisition either by **Named Entity Insured**, or by the created, acquired or merged entity.

XIV. CHANGE OF STATUS

1. Change in Status of Named Entity

In the event of a **Change in Status** of **Named Entity**, coverage under this Policy shall continue until this Policy is otherwise terminated, but only with respect to **Wrongful Acts** occurring, or **Loss** under the **Crime Coverage Part** sustained, before the effective date of the **Change in Status**, unless (i) the Insurer is notified in writing of the **Change in Status** prior to the **Change in Status** effective date and agrees in writing to provide coverage for **Wrongful Acts** occurring, or **Crime Loss** sustained, on or after such effective date, and (ii) **Named Entity** accepts any special terms, conditions, exclusions or additional premium charge required by the Insurer.

2. Cessation of Subsidiary

If any organization ceases to be a **Subsidiary**:

- a. there shall be no coverage under the **Liability Coverage Part** for any **Wrongful Act** by such organization or any **Insured Person** of such organization occurring after the date such organization ceased to be a **Subsidiary**; and
- b. there shall be no coverage under the **Crime Coverage Part** (if included) for **Crime Loss** sustained by the **Subsidiary** after the date it ceased to be a **Subsidiary**.

3. Transfer of a Plan

If the sponsorship of a **Plan** is transferred so that **Named Entity**, or any **Subsidiary** is no longer the sole employer sponsor of such **Plan**, there shall be no coverage under the **Crime Coverage Part** (if included) for **Crime Loss** sustained by or with respect to such **Plan** after the date of such transfer.

XV. SUBROGATION AND RECOVERY

1. To the extent it pays any **Loss**, the Insurer shall be subrogated to all the **Named Entity Insureds'** rights of recovery therefor. The **Named Entity Insureds** shall execute all papers necessary to secure such rights, including executing any documents necessary to enable the Insurer effectively to bring suit in their name, and shall not act or fail to act in any way that impairs the Insurer's rights of subrogation or recovery.
2. If a **Loss** is in part insured and in part uninsured under this Policy or is in an amount in excess of the applicable limit of liability, the **Named Entity Insureds** and the Insurer shall attempt to agree upon an equitable allocation of any recoveries made, whether before or after payment of the **Loss** by the Insurer, from any person or source responsible for causing the **Loss**. Reasonable expenses incurred in making a recovery shall always have priority of payment from all such recoveries. If, after exerting their best efforts, the **Named Entity Insureds** and the Insurer are unable to agree upon such an allocation after taking into account due consideration for the respective parties' willingness to pay the expenses of making any recovery, the Insurer, if requested by the **Named Entity Insureds**, shall submit the dispute to binding arbitration. The rules of the American Arbitration Association shall apply with respect to the selection of the arbitration panel, which shall consist of one arbitrator selected by the **Named Entity Insureds**, one arbitrator selected by the Insurer, and a third independent arbitrator selected by the first two arbitrators.
3. In no event shall the **Named Entity Insureds** be entitled to recoup from recoveries any amount to satisfy any retention until after all amounts which the Insurer is required to pay or pays under any applicable **Coverage Part** are reimbursed to the Insurer.

4. Any allocation of recoveries for purposes of this Section **XV** shall not change any provisions dealing with calculation of insured **Crime Loss** under the **Crime Coverage Part**.

XVI. CHANGES

Notice to or knowledge possessed by any agent or other person acting on behalf of the Insurer shall not effect a waiver or a change in any part of this Policy or stop the Insurer from asserting any right under the provisions of this Policy, nor shall the provisions be waived or changed except by written endorsement issued to form a part of this Policy.

XVII. NAMED ENTITY AUTHORIZATION

1. The **Named Entity Insureds** agree that **Named Entity** will act on behalf of the **Named Entity Insureds** with respect to giving of all notice to the Insurer (except notices provided in Section VII.1 or 2), the receipt of notices from the Insurer, the payment of the premiums, the receipt of any return premiums that may become due under this Policy, and the acceptance of endorsements.
2. Payment of **Crime Loss** covered under the **Crime Coverage Part** to **Named Entity** shall discharge the Insurer from all further obligations under the **Crime Coverage Part** with respect to such **Crime Loss**, regardless of which **Named Entity Insured** sustained the **Crime Loss**.

XVIII. NO ACTION AGAINST INSURER

1. No action shall be taken against the Insurer unless, as a condition precedent, there shall have been full compliance with all the provisions of this Policy nor until the amount of the **Named Entity Insureds'** obligation to pay shall have been finally determined either by final and nonappealable judgment against the **Named Entity Insureds** after trial or by written agreement of the **Named Entity Insureds**, the claimant and the Insurer.
2. No person or organization shall have any right under this Policy to join the Insurer as a party to any **Liability Claim** against the **Named Entity Insureds** to determine the **Named Entity Insureds'** liability, nor shall the Insurer be impleaded by the **Named Entity Insureds** or their legal representatives in any such **Liability Claim**.
3. Legal proceedings for the recovery of any **Loss** claimed under the **Crime Coverage Part** shall not be brought prior to the expiration of 90 days after proof of loss was received by the Insurer nor more than two years after the loss was discovered.

XIX. ASSIGNMENT OF INTEREST

Assignment of interest under this Policy shall not bind the Insurer unless its consent is endorsed to this Policy.

XX. TERRITORY

Coverage shall apply solely to **Claims** brought and maintained entirety within and subject to the laws of the United States of America or any territory, possession, state, province or subdivision thereof.

XXI. ENTIRE AGREEMENT

The **Named Entity Insureds** agree that this Policy, consisting of the **Application**, the **Coverage Parts**, and all endorsements listed in the Declarations, constitute the entire contract existing between them and the Insurer or any of its agents relating to this insurance.

XXII. ECONOMIC AND TRADE SANCTIONS

In accordance with laws and regulations of the United States concerning economic and trade embargoes, this policy is void from its inception with respect to any term or condition of this policy that violates any laws or regulations of the United States concerning economic and trade embargoes including, but not limited to the following:

1. Any **Named Entity Insured**, or any person or entity claiming the benefits of a **Named Entity Insured**, who is or becomes a Specially Designated National or Blocked Person or who is otherwise subject to U.S. economic or trade sanctions;

- 2. Any **Claim** that is brought in a Sanctioned Country or by a Sanctioned Country Government, where any action in connection with such **Claim** is prohibited by U.S. economic or trade sanctions;
- 3. Any **Claim** that is brought by any Specially Designated National or Blocked Person or any person or entity who is otherwise subject to U.S. economic or trade sanctions;
- 4. Property that is located in a Sanctioned Country or that is owned by, rented to or in the care, custody or control of a Sanctioned Country Government, where any activities related to such property are prohibited by U.S. economic or trade sanctions; or
- 5. Property that is owned by, rented to or in the care, custody or control of a Specially Designated National or Blocked Person, or any person or entity who is otherwise subject to U.S. economic or trade sanctions.

As used in this Policy, a Specially Designated National or Blocked Person is any person or entity that is on the list of Specially Designated Nationals and Blocked Persons issued by the U.S. Treasury Department's Office of Foreign Asset Control (O.F.A.C.) as it may be from time to time amended.

As used in this Policy, a Sanctioned Country is any country that is the subject of trade or economic embargoes imposed by the laws or regulations of the United States of America.

IN WITNESS WHEREOF, the Insurer has caused this Policy to be signed by its Chairman and Secretary at Chicago, Illinois, but the same shall not be binding upon the Insurer unless countersigned by a duly authorized representative of the Insurer.



Chairman



Secretary

I. INSURING AGREEMENTS**1. Employee Theft**

The Insurer will pay the **Named Entity**, any **Subsidiary** and any **Plan** for loss of, and loss from damage to, Covered Property resulting directly from a Covered Cause of Loss.

- a. Covered Property: **Money, Securities, and Property Other Than Money and Securities.**
- b. Covered Cause of Loss: **Employee Theft.**

The Insurer will provide the following coverages to the **Named Entity** and any **Subsidiary**:

2. Forgery or Alteration

The Insurer will pay for loss involving Covered Instruments resulting directly from a Covered Cause of Loss.

- a. Covered Instruments: Checks, drafts, promissory notes, or similar written promises, orders or directions to pay a sum certain in **Money** that are actually or purportedly:
 - (1) made or drawn by or drawn upon the **Named Entity** and any **Subsidiary**;
 - (2) made or drawn by one acting as an agent for the **Named Entity** and any **Subsidiary**
- b. Covered Cause of Loss: **Forgery or Alteration** of, on or in any Covered Instrument.
- c. Coverage Extension: If the **Named Entity** and any **Subsidiary** are sued for refusing to pay any Covered Instrument on the basis that it has been forged or altered, and the **Named Entity** and any **Subsidiary** have the Insurer's prior written consent to defend against the suit, the Insurer will pay for any reasonable legal expenses that the **Named Entity** and any **Subsidiary** incur and pay in that defense. The amount the Insurer will pay under this extension is in addition to the Limit of Insurance applicable to this Insuring Agreement and is not subject to the Retention.

Mechanically reproduced facsimile signatures shall be deemed handwritten signatures.

3. Theft, Disappearance and Destruction

The Insurer will pay for loss of Covered Property resulting directly from a Covered Cause of Loss.

- a. Section 1--Inside the Premises
 - (1) Covered Property: **Money and Securities** inside the **Premises** or a **Banking Premises.**
 - (2) Covered Causes of Loss:
 - (a) **Theft**
 - (b) Disappearance
 - (c) Destruction
 - (3) Coverage Extensions:
 - (a) Containers of Covered Property: The Insurer will pay for loss of, and loss from damage to, a locked safe, vault, cash register, cash box or cash drawer located in the **Premises** resulting directly from an actual or attempted:
 - (i) **Theft** of, or
 - (ii) unlawful entry into,those containers.
 - (b) Premises Damage: The Insurer will pay for loss from damage to the **Premises** or its exterior resulting directly from an actual or attempted **Theft** of Covered Property if the **Named Entity** and any **Subsidiary** are the owner of the **Premises** or are liable for damage to it.

b. Section 2--Outside the Premises

(1) Covered Property: **Money** and **Securities** outside the **Premises** in the care and custody of a **Messenger**.

(2) Covered Causes of Loss:

(a) **Theft**

(b) Disappearance

(c) Destruction

(3) Coverage Extension:

The Insurer will pay for loss of Covered Property resulting directly from a Covered Cause of Loss while outside the **Premises** in the care and custody of an armored motor vehicle company. But the Insurer will pay only for the amount of loss that the **Named Entity** and any **Subsidiary** cannot recover:

(a) Under the **Named Entity** and any **Subsidiary's** contract with the armored motor vehicle company; and

(b) From any insurance or indemnity carried by, or for the benefit of customers of, the armored motor vehicle company.

4. **Computer Fraud and Wire Transfer Communication Fraud**

The Insurer will pay for loss of, and loss from damage to, Covered Property resulting directly from a Covered Cause of Loss.

a. Covered Property: **Money, Securities** and **Property Other Than Money and Securities**.

b. Covered Cause of Loss: **Computer Fraud**.

It is a condition of coverage for loss from an account of the **Named Entity** and any **Subsidiary** at a banking institution that the **Named Entity Insureds** authorize, pursuant to written agreements with such banking institutions, the electronic or wire transfer of Covered Property at the **Named Entity** and any **Subsidiary's** request that:

a. Contains a listing of the **Named Entity** and any **Subsidiary's Employees** who are authorized to initiate wire transfers;

b. Requires that the banking institution verify by telephone conversation with the **Named Entity** and any **Subsidiary's** authorized **Employees** any electronic or wire transfer instructions communicated by the **Named Entity** and any **Subsidiary** other than:

(1) **Prearranged Transfers**; or

(2) transfers made through an automated teller machine,

before transferring Covered Property;

c. Requires the banking institution to confirm completed transfers in writing to the **Named Entity** and any **Subsidiary** within five working days; and

d. Does not impair the **Named Entity** and any **Subsidiary's** right of action against the banking institution for any loss of Covered Property resulting from failure to exercise reasonable care or to comply with the **Named Entity** and any **Subsidiary's** communication instructions.

II. DEFINITIONS

For purposes of this **Coverage Part**:

1. **Alteration** means the material modification of an original document by a person acting without authority and with intent to deceive.

2. **Banking Premises** means the interior of that portion of any building occupied by a banking institution or similar safe depository.

3. **Computer Fraud** means:
- a. **Theft** of Covered Property following and directly related to the use of any computer to fraudulently cause a transfer of that property from inside the **Premises** or **Banking Premises** to a person (other than a **Messenger**) outside those **Premises** or to a place outside those **Premises**; and
 - b. **Theft of Money** or **Securities** following and directly related to use of written or verbal instructions which are purported to have been made by the **Named Entity Insureds**, to fraudulently cause an electronic transfer of that property from the **Banking Premises** to:
 - (i) another account, except an account controlled by the **Named Entity Insureds**, within the **Banking Premises**; or
 - (ii) a person (other than a **Messenger**) or place outside the **Banking Premises**.
4. **Custodian** means the **Named Entity Insureds**, any of their partners or any **Employee** while having care and custody of the property inside the **Premises**, excluding any person while acting as a **Watchperson** or janitor.
5. **Employee** means:
- a. Any natural person while in **Named Entity's** or any **Subsidiary's** service (and for 30 days after termination of service), if **Named Entity** or any **Subsidiary** (i) compensates such natural person directly by salary, wages or commissions, and (ii) has the right to direct and control such natural person while performing services for the **Named Entity** or any **Subsidiary** ; or
 - b. Any natural person performing services for **Named Entity** or any **Subsidiary** on a leased, loaned, volunteer, non-compensated, temporary or part-time basis, but only while and to the extent such persons are subject to **Named Entity** or any **Subsidiary** direction and control and performing services for **Named Entity** or any **Subsidiary** , including but not limited to **Property Manager**; or
 - c. With respect to any **Plan**:
 - (i) A natural person who is a trustee, officer, employee or a manager, except an administrator or a manager who is an independent contractor; and
 - (ii) A natural person who is a director or trustee of the **Named Entity** or any **Subsidiary**, while handling funds or other property of the **Plan**.
- However, **Employee** does not mean any sponsor, developer, or developer of the **Named Entity** or any **Subsidiary**.
6. **Employee Theft** means the unlawful taking of Covered Property to the deprivation of the **Insured**, where such unlawful taking is committed by an **Employee** acting alone or in collusion with others.
7. **Forgery** means the signing of the name of another person or organization, including a facsimile signature, without authority and with intent to deceive; but it does not include a signature consisting in whole or in part of one's own name, signed with or without authority, in any capacity, for any purpose.
8. **Messenger** means an **Employee** of the **Named Entity Insureds**, or any of **Named Entity Insured's** partners while having care and custody of the property outside the **Premises**.
9. **Money** means:
- a. Currency, coins and bank notes in current use and having a face value; and
 - b. Travelers checks, register checks and money orders held for sale to the public.
10. **Plan** means any of the **Named Entity's** or **Subsidiaries'** Employee Welfare or Pension Plan which is subject to the provisions of ERISA.
11. **Prearranged Transfer** means an electronic transfer which is part of a regular or scheduled series of electronic transfers, authorized by written agreement, to a designated banking institution specifying:

- a. the amount of Covered Property to be transferred; and
 - b. account number to be credited.
12. **Premises** means the interior of that portion of any building that the **Named Entity Insureds** occupy in conducting its business.
13. **Property Other Than Money and Securities** means any tangible property, other than **Money** or **Securities**, that has intrinsic value, but does not include any property listed in any **Crime Coverage Part** as property which is not covered.
14. **Securities** means negotiable and non-negotiable instruments or contracts representing either **Money** or other property and includes:
- a. Tokens, tickets, revenue and other stamps (whether represented by actual stamps or unused value in a meter) in current use; and
 - b. Evidences of debt issued in connection with credit or charge cards, which cards are not issued by the **Named Entity Insureds**; but does not include **Money**.
15. **Theft** means any act of stealing.
16. **Wire Transfer Communication Fraud** means **Theft** of Covered Property following and directly related to use of written or verbal instructions which are purported to have been made by you, to fraudulently cause an electronic transfer of that property from the **Banking Premises** to:
- a. another account, except an account controlled by you, within the **Banking Premises**; or
 - b. a person (other than a messenger) or place outside the **Banking Premises**.

III. EXCLUSIONS

The Insurer shall not be liable to pay the following loss under this Crime Coverage Part:

1. Acts committed by any sponsor, builder, or developer of the **Named Entity Insureds**, while acting in their capacity as a sponsor, builder or developer.
2. Loss caused by any **Employee** by acts committed after the **Named Entity Insureds** or any of its directors or officers not in collusion with the **Employee** first learn of any dishonest act committed by the **Employee**, whether before or after becoming employed by the **Named Entity Insureds**.
3. Loss resulting from seizure or destruction of property by order of governmental authority.
4. Loss that is an indirect result of any Covered Cause of Loss including, but not limited to, loss resulting from:
 - a. The **Named Entity Insureds**' inability to realize income that **Named Entity Insureds** would have realized had there been no loss of, or loss from damage to, Covered Property.
 - b. Payment of damages of any type for which the **Named Entity Insureds** are legally liable. However, the Insurer will pay compensatory damages arising directly from a loss covered under this insurance.
 - c. Payment of costs, fees or other expenses that the **Named Entity Insureds** incur in establishing either the existence or the amount of loss under this insurance.
5. Loss which is potential income, including but not limited to interest and dividends, not realized by the **Named Entity Insureds**.
6. Fees and expenses related to any legal action, except as may be provided under Subsection c of Insuring Agreement 2.
7. Loss resulting from any nuclear reaction, radiation or contamination, or any actual, alleged or threatened discharge, release, escape, or disposal of, or exposure to, **Pollutants**; any request, direction or order that the **Named Entity Insureds** test for, monitor, clean up, remove, contain, treat, detoxify, neutralize or in any way respond to or assess

the effect of **Pollutants** or nuclear reaction, radiation or contamination, or any voluntary decision to do so; or any actual or alleged property damage, or bodily injury, sickness, disease or death of any person, or financial loss to **Named Entity Insureds**, their security holders, or their creditors resulting from any of the aforementioned matters.

8. Loss resulting from actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, growth or presence of **Fungi** or **Microbes**; or the actual, alleged or threatened failure to detect, report, test for, monitor, clean up, remove, contain, treat, detoxify, neutralize, remediate, dispose of or in any way respond to, assess the effects of or advise of the existence of any **Fungi** or **Microbes**. This exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the losses claimed.
9. Loss resulting from war, whether or not declared, warlike action, insurrection, rebellion or revolution, or any related act or incident.
10. Under Insuring Agreement 1, loss caused by any **Employee** of the **Named Entity Insureds**, or predecessor in interest of the **Named Entity Insureds**, for whom similar prior insurance has been canceled and not reinstated since the last such cancellation.
11. Under Insuring Agreements 1 and 4, loss, or that part of any loss, the proof of which as to its existence or amount is dependent upon:
 - a. an inventory computation; or
 - b. a profit and loss computation.
12. Loss resulting from any dishonest or criminal act committed by any **Named Entity Insureds's Employees**, directors, trustees or authorized representatives:
 - a. acting alone or in collusion with other persons; or
 - b. while performing services for the **Named Entity Insureds** or otherwiseHowever, this exclusion does not apply to Insuring Agreement 1.
13. Under Insuring Agreement 3, loss resulting from accounting or arithmetical errors or omissions.
14. Under Insuring Agreement 3, loss resulting from the giving or surrendering of property in any exchange or purchase.
15. Under Insuring Agreement 3, loss from damage to the **Premises** resulting from fire, however caused.
16. Under Insuring Agreement 3, loss of property contained in any money operated device unless the amount of **Money** deposited in it is recorded by a continuous recording instrument in the device.
17. Under Insuring Agreement 3, loss of property after it has been transferred or surrendered to a person or place outside the **Premises** or **Banking Premises**:
 - a. On the basis of unauthorized instructions; or
 - b. As a result of a threat to do:
 - (1) Bodily harm to any person; or
 - (2) Damage to any property.

However, this exclusion does not apply under Section 2 of Insuring Agreement 3 to loss of Covered Property while outside the **Premises** or **Banking Premises** in the care and custody of a **Messenger** if the **Named Entity Insureds**:

- (i) Had no knowledge of any threat at the time the conveyance began; or
 - (ii) Had knowledge of a threat at the time the conveyance began, but the loss was not related to the threat.
18. Under Insuring Agreement 3, loss from damage to the **Premises** or its exterior, to property, or to containers of Covered Property by vandalism or malicious mischief.

19. Under Insuring Agreement 3, loss resulting from the **Named Entity Insureds** or anyone acting on its express or implied authority, being induced by any dishonest act to voluntarily part with title to or possession of any property.

IV. OTHER CONDITIONS

1. The property covered under this **Coverage Part** is limited to property:

- a. that the **Named Entity Insureds** own or hold; or
- b. for which the **Named Entity** is legally liable.

However, this Coverage Part is for the **Named Entity Insured's** benefit only. It provides no rights or benefits to any other person or organization.

2. Valuation -- Settlement:

- a. Subject to the applicable Limit Of Insurance provision the Insurer will pay for:

- (1) Loss of **Money** but only up to and including its face value. The Insurer may, at its option, pay for loss of **Money** issued by any country other than the United States of America:

- (a) At face value in the **Money** issued by that country; or
- (b) In the United States of America dollar equivalent determined by the rate of exchange on the day the loss was discovered.

- (2) Loss of **Securities** but only up to and including their value at the close of business on the day the loss was discovered. The Insurer may, at the Insurer's option:

- (a) Pay the value of such loss of **Securities** or replace them in kind, in which event the **Named Entity** must assign to the Insurer all of the **Named Entity Insureds'** rights, title and interest in and to those lost **Securities**;
- (b) Pay the cost of any lost securities bond required in connection with issuing duplicates of the **Securities**. However, the Insurer will be liable only for the payment of so much of the cost of the bond as would be charged for a bond having a penalty not exceeding the **lesser** of the:
 - (i) value of the **Securities** at the close of business on the day the loss was discovered; or
 - (ii) Limit of insurance.

- (3) Loss of, or loss from damage to, **Property Other Than Money and Securities** or loss from damage to the **Premises** for not more than the:

- (a) actual cash value of the property on the day the loss was discovered;
- (b) cost of repairing the property or **Premises**; or
- (c) cost of replacing the property with property of like kind and quality.

The Insurer may, at the Insurer's option, pay the actual cash value of the property, or repair or replace it.

If the Insurer cannot agree with the **Named Entity Insureds** upon the actual cash value or the cost of repair or replacement, the value or cost will be determined by arbitration.

- b. The Insurer may, at its option, pay for loss of, or loss from damage to, **Property Other Than Money and Securities**:

- (1) in the **Money** of the country in which the loss occurred; or
- (2) in the United States of America dollar equivalent of the **Money** of the country in which the loss occurred determined by the rate of exchange on the day the loss was discovered.

- c. Any property that the Insurer pays for or replaces becomes the Insurer's property.

3. With respect to any **Plan** insured under this **Coverage Part** which is subject to the provisions of ERISA:
 - a. If any **Plan** is insured jointly with any other entity under this **Coverage Part**, the **Named Entity** or the **Plan Administrator** must select a Limit of Insurance for the Employee Dishonesty Insuring Agreement that is sufficient to provide an amount of insurance for each **Plan** that is at least equal to that required if each **Plan** were separately insured.
 - b. If the first **Named Insured** in the Declarations is an entity other than a **Plan**, any payment made to that first **Named Insured** for loss sustained by any **Plan** will be held by that first **Named Insured** for the use and benefit of the **Plans** sustaining the loss.
 - c. If two or more **Plans** are insured under this Coverage Part any payment made for loss:
 - (1) Sustained by two or more **Plans**; or
 - (2) Of commingled funds or other property of two or more **Plans** that arises out of one occurrence, is to be shared by each **Plan** sustaining loss, in the proportion that the amount of insurance required for each such **Plan** under ERISA provisions bears to the total of those amounts.
 - d. No Retention applies to loss that is covered under Insuring Agreement 1 sustained by a **Plan**.
4. If two or more Insuring Agreements of this Coverage Part apply to the same loss, the Insurer will pay the lesser of:
 - a. The actual amount of loss; or
 - b. The sum of the limits of insurance applicable to those Insuring Agreements.
5. If **Named Entity Insureds**, or any predecessor in interest, sustained loss during the period of any prior policy that it or the predecessor in interest could have recovered under that policy except that the time within which to discover loss had expired, Insurer will pay for it under this Policy, provided:
 - a. This Policy became effective at the time of cancellation or termination of the prior policy; and
 - b. The loss would have been covered by this Policy had it been in effect when the acts or events causing the loss were committed or occurred.

The insurance under this condition is part of, not in addition to, the Limits of Insurance applying to this Policy and is limited to the lesser of the amount recoverable under:

- (1) This Policy as of its effective date; or
 - (2) The prior policy had it remained in effect.
6. If any loss is covered:
 - a. Partly by this Policy; and
 - b. Partly by any prior cancelled or terminated policy that Insurer or any affiliate had issued to **Named Entity Insureds** or any predecessor in interest;the most Insurer will pay is the larger of the amount recoverable under this Policy or the prior policy.
 7. **Named Entity Insureds** shall keep records of all Covered Property so Insurer can verify the amount of any **Crime Loss**.

AMEND COMMERCIAL CRIME COVERAGE PART

In consideration of additional premium paid, it is agreed the **Commercial Crime Coverage Part** is amended as follows:

1. Section I. INSURING AGREEMENTS, Insuring Agreement 2 **Forgery or Alteration** paragraph a. is deleted in its entirety and replaced as follows:

2. **Forgery or Alteration**

The Insurer will pay for loss involving Covered Instruments resulting directly from a Covered Cause of Loss.

a. Covered Instruments: Checks, drafts, promissory notes, credit card or similar written promises, orders or directions to pay a sum certain in **Money** that are actually or purportedly:

(1) made or drawn by or drawn upon the **Named Entity** and any **Subsidiary**;

(2) made or drawn by one acting as an agent for the **Named Entity** and any **Subsidiary**

2. Section II. DEFINITIONS, is amended as follows:

A. Definition 3. **Computer Fraud** is deleted in its entirety and replaced as follows:

3. **Computer Fraud** means:

a. **Theft** of Covered Property sustained directly by the **Named Entity**, any **Subsidiary** or **Plan** following and directly related to the use of any computer to fraudulently cause a transfer of that property to a person (other than a **Messenger**); and

b. **Theft** of **Money** or **Securities** sustained directly by the **Named Entity**, any **Subsidiary** or **Plan** following and directly related to use of written or verbal instructions which are purported to have been made by the **Named Entity Insureds**, to fraudulently cause an electronic transfer of that property from the banking institution to:

i. another account, except an account controlled by the **Named Entity Insureds**; or

ii. person (other than a **Messenger**).

B. Definition 6. **Employee Theft** is deleted in its entirety and replaced as follows:

6. **Employee Theft** means the unlawful taking of Covered Property to the deprivation of the **Named Entity**, any **Subsidiary** or **Plan** where such unlawful taking is committed by an **Employee** acting alone or in collusion with others.

C. Definition 15. **Theft** is deleted in its entirety and replaced as follows:

15. **Theft** means the unlawful taking of **Money**, **Securities** and **Other Property** to the deprivation of the **Named Entity** or any **Subsidiary**.

3. Section III. EXCLUSIONS, Exclusion 11. is amended to add the following new language:

However, where it is established wholly apart from such computations that the **Named Entity Insureds** have sustained a loss covered under a covered loss, then the **Named Entity Insureds** may offer inventory records and an actual physical count of inventory in support of other evidences as to the amount of loss claimed.

4. Section IV. OTHER CONDITIONS, is amended as follows:

A. Paragraph 3. is deleted in its entirety and replaced as follows:

3. Solely with respect to any **Plan** insured under this **Coverage Part** which is subject to the provisions of the Employee Retirement Income Security Act of 1974 (ERISA),

a. If the first **Named Entity** is not a **Plan**, any payment for loss sustained by any **Plan** will be made jointly to the first **Named Entity** and to the **Plan** for the use and benefit of the **Plan** sustaining the loss.

b. If two or more **Plans** are insured under this insurance, any payment the Insurer makes for loss:

- i. sustained by two or more **Plans** or
- ii. of commingled funds or other property of two or more **Plans**

is to be shared by each **Plan** sustaining loss in the proportion that the amount of insurance required for each such **Plan** under ERISA provisions bears to the total of those amounts.

- c. The retention applicable to Insuring Agreement 1 does not apply.
- d. The first **Named Entity** must select a Limit of Insurance applicable to Insuring Agreement 1 that is at least equal to the minimum amount required by ERISA for any covered Employee Benefit Plans. If plans are insured jointly with any other entity under this Policy the Limit of Insurance must be at least equal to the minimum amount required by ERISA if each **Plan** were insured independently. If it is determined that the applicable Limit of Liability as set forth in the Declarations was less than the amounts required by ERISA on the effective date of this Policy, then, subject to the payment of any additional premium, the applicable Limit of Liability shall be amended to equal the minimum amount required by ERISA;
- e. If, during the **Policy Period**, the **Plan** assets increase, resulting in a Limit of Insurance applicable to Insuring Agreement 1 that is less than the amount required under ERISA, then that Limit of Insurance will be automatically increased to a Limit of Insurance equal to the minimum limits required for that **Plan**.

B. The following new sections are added

- **Termination of Coverage as Respects Acts of Any Employee**

Coverage as respects any **Employee** is terminated:

- a. immediately upon discovery by **Named Entity Insureds** or any partners, not in collusion with the **Employee**, of any dishonest act committed by that **Employee**:
 - i. while employed by the **Named Entity**, any **Subsidiary** or **Plan**; or
 - ii. prior to becoming employed by the **Named Entity**, any **Subsidiary** or **Plan**, provided dishonest acts committed prior to becoming employed by the **Named Entity**, any **Subsidiary** or **Plan**, resulted in a loss equal to or exceeding \$10,000.
- b. on the date specified in the notice mailed to the **Named Entity**. That date will be at least 60 days after the date of mailing.

- **All Crime Loss Resulting from a Single Act or Series of Acts**

All **Crime Loss** resulting from a single act or series of acts, whether or not related:

1. whether involving a single person or a group of persons in collusion with others; and
2. whether on not involving a single instrument or multiple instruments; and
3. regardless of when such act or series of acts occurred,

will be treated as a single loss and the applicable Limit of Liability for this **Crime Coverage Part** will apply, subject to the Section IV. **OTHER CONDITIONS**, subparagraphs 5 and 6.

- **When Loss Must be Sustained and Discovered**

- A. Subject to Section IV. **OTHER CONDITIONS**, subparagraphs 5 and 6, loss is covered under the **Crime Coverage Part** only if sustained prior to the cancellation or termination of the **Policy Period** and **Discovered** no later than one year from the expiration date of the **Policy Period**.

However, with respect to any **Named Entity Insured** who obtains any other insurance replacing in whole or in part the insurance afforded by this **Crime Coverage Part**, regardless of whether such insurance is obtained during or after the **Policy Period**, this extended period to **Discover** loss terminates immediately upon the effective date of such other insurance, whether or not such other insurance provides coverage for Loss sustained prior to its effective date.

- B. If this **Crime Coverage Part** or any of its Insuring Agreements is canceled or terminated as to any **Named Entity Insured**, a loss with respect to that **Named Entity Insured** is covered only if the loss was **Discovered** during the period of time set forth in paragraph A. above. However, this extended period to **Discover** Loss terminates as to such **Named Entity Insured** immediately upon the effective date of any other insurance obtained by that **Named Entity Insured** replacing in whole or in part the insurance afforded hereunder, whether or not such other insurance provides coverage for loss or damage sustained prior to its effective date.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the following described Policy issued by the designated Insurers takes effect on the effective date of said Policy, unless another effective date is shown below, at the hour stated in said Policy and expires concurrently with said Policy.

Must be Completed
Endorsement No.: 1 Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy <u>or</u> is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc. Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

MONEY ORDERS AND COUNTERFEIT PAPER CURRENCY COVERAGE

In consideration of the premium paid, it is understood and agreed the Policy is amended as follows:

I. The Crime Coverage Part is amended to add the following new Insuring Agreement:

MONEY ORDERS AND COUNTERFEIT PAPER CURRENCY

The Insurer will pay for loss involving Covered Instruments resulting directly from the Covered Cause of Loss.

- a. Covered Instruments: United States or Canadian paper currency; post office, express company or national, state (or Canadian) chartered bank money orders; and national or state chartered bank cashier's checks.
- b. Covered Cause of Loss:
 - (1) Acceptance, in good faith, in exchange for merchandise, **Money** or services, of any post office, express company or bank money order issued or purported to have been issued by any post office, express company or national, state (or Canadian) chartered bank, if such money order is not paid upon presentation.
 - (2) Acceptance, in good faith, in exchange for merchandise, **Money** or services, of any bank cashier's check issued or purported to have been issued by any national or state chartered bank, if such cashier's check is not paid upon presentation, but this section applies only if the **Named Entity Insureds**
 - (a) Contact the issuing bank and verify that such cashier's check:
 - (i) Was, in fact, issued by the named bank;
 - (ii) Was issued to any payee indicated;
 - (iii) Continues to be valid and collectable; and
 - (b) Maintain a record of such verification.
 - (3) Acceptance, in good faith, in the regular course of business, of counterfeit United States or Canadian paper currency.

II. Solely with respect to the coverage provided by this Endorsement, the General Terms & Conditions, the section entitled **LIMIT OF LIABILITY/RETENTIONS** is amended to add the following:

The most the Insurer will pay for any one loss with respect to the Insuring Agreement entitled **MONEY ORDERS AND COUNTERFEIT PAPER CURRENCY** is \$250,000. The retention amount applicable to the Insuring Agreement entitled **MONEY ORDERS AND COUNTERFEIT PAPER CURRENCY** is the same as the retention amount applicable to the Insuring Agreement entitled **Theft**, Disappearance and Destruction.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

Must be Completed
Endorsement No.: 2
Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy or is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc.
Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

CHANGE FROM LOSS SUSTAINED TO LOSS DISCOVERED ENDORSEMENT

In consideration of additional premium paid in the amount of \$23.00 it is understood and agreed the **Crime Coverage Part** is amended as follows:

I. The section entitled **OTHER CONDITIONS** paragraphs 5. and 6. are deleted in their entirety and replaced with the following:

Loss is covered under the **Crime Coverage Part** only if sustained by the **Named Entity Insureds** on or after the **Retroactive Date**, if any, and **discovered** during the **Policy Period** or no later than ninety (90) days (or one year with respect to any **Plan**) from the expiration date of the **Policy Period**. However, with respect to any **Named Entity** who obtains any other insurance replacing in whole or in part the insurance afforded by this **Crime Coverage Part**, regardless of whether such insurance is obtained during or after the **Policy Period**, this extended period to discover loss terminates immediately upon the effective date of such other insurance, whether or not such other insurance provides coverage for loss sustained prior to its effective date.

If this insurance replaces insurance that provided the **Named Entity** with an extended period of time after cancellation in which to discover loss and which did not terminate at the time this insurance became effective, the Insurer will not pay for any loss sustained by the **Named Entity** during the policy period of that prior insurance which is discovered by the **Named Entity** during the extended period to discover loss, and that prior Insurer has determined the loss is covered under the terms of their prior policy until:

- a. the prior insurer has paid their full applicable Limit of Liability under such prior policy and
- b. the Insurer has determined the loss is covered under the terms of this **Crime Coverage Part**;

In such case, the Insurer will pay for the excess loss subject to the terms and conditions of this **Crime Coverage Part**. If the prior insurer determines such loss is not covered under the terms of that prior insurance and the Insurer determines it is covered under the terms of this **Crime Coverage Part** the Insurer will pay for the part of if such loss which exceeds the applicable retention amount up to the applicable Limit of Liability for the applicable Insuring Agreement.

II. The section entitled **DEFINITIONS** is amended to add the following new definition:

Retroactive Date means: Not Applicable

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

Must be Completed
Endorsement No.: 3
Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy or is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc.
Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

ROBBERY AND SAFE BURGLARY CLARIFICATION ENDORSEMENT

In consideration of the premium paid for this Policy, it is understood and agreed that solely with respect to (3) Coverage Extension of the Insuring Agreement titled **Theft**, Disappearance and Destruction of the **Crime Coverage Part** the applicable Covered Property is: **Money, Securities and Property Other Than Money and Securities.**

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

Must be Completed
Endorsement No.: 4
Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy or is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc.
Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

**CLAIMS EXPENSE COVERAGE FOR ALL
INSURING AGREEMENTS ENDORSEMENT**

In consideration of the additional premium in the amount of \$0.00 paid for this Policy, it is understood and agreed that the **Crime Coverage Part** is amended as follows:

I. The section entitled **INSURING AGREEMENTS**, is amended by the addition of the following new Insuring Agreement:

CLAIMS EXPENSE

The Insurer will also indemnify the **Named Entity**, any **Subsidiary** and any **Plan** for the reasonable and necessary expenses (excluding salary of **Employees** and costs normally associated with the operation of the **Named Entity's, Subsidiary or Plan's** business) incurred and paid by the **Named Entity's, Subsidiary or Plan**, with prior approval of the Insurer, in preparing any claim for a loss payable under any Insuring Agreement which exceeds the applicable retention for the applicable Insuring Agreement shown in Item 5. of the Declarations.

The most the Insurer will pay for Claims Expense coverage under this endorsement is limited to \$5,000 with respect to each **Crime Loss**. It is understood that such limit shall be part of and not in addition to the **Crime Loss** Limit of Liability for the Insuring Agreement which is applicable to the Loss as set forth in Item 5. of the Declarations.

II. Solely with respect to the coverage provided by this Endorsement, the section entitled **EXCLUSIONS**, exclusion **4.c.** is deleted in its entirety.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

Must be Completed
Endorsement No.: 5
Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy <u>or</u> is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc.
Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

SOCIAL ENGINEERING FRAUD ENDORSEMENT

In consideration of the premium paid, it is understood and agreed the Policy is amended as follows:

- I. The **Commercial Crime Coverage Part** is amended to add the following new Insuring Agreement:

SOCIAL ENGINEERING FRAUD INSURING AGREEMENT

The Insurer will pay for loss of Funds resulting directly from the **Named Entity** and any **Subsidiary** having, in good faith, transferred **Funds** from its own account as a result of **Social Engineering Fraud** committed by a person, who is not, but purports to be:

- a. a **Vendor**; or
 - b. a member of the **Named Entity**,
 - c. an **Employee**, or.
 - d. a **Property Manager**.
- II. Solely with respect to the coverage provided by this Endorsement, the **Commercial Crime Coverage Part** section entitled **DEFINITIONS** is amended to add the following new definitions:

Communication means an electronic, telefacsimile, telephone or written instruction received by the **Named Entity** and any **Subsidiary** that:

1. establishes or changes the method, destination or account for payment or delivery of **Funds**;
2. contains a misrepresentation of a material fact; and
3. is relied upon by any **Employee**, believing the material fact to be true.

Funds means **Money** on deposit in an account with a credit balance.

Social Engineering Fraud means the intentional misleading of an **Employee** through the use of a **Communication**.

Vendor means an entity or natural person that has provided goods or services to the **Named Entity** or any **Subsidiary** under a genuine, pre-existing:

1. written agreement; or
2. other arrangement.

Vendor does not mean any financial institution, asset manager, armored motor vehicle company, automated clearinghouse, custodian, or similar entity.

- III. Solely with respect to the coverage provided by this Endorsement, the General Terms & Conditions, the section entitled **LIMIT OF LIABILITY/RETENTIONS** is amended to add the following:

The most the Insurer will pay for any one loss with respect to the Insuring Agreement entitled **SOCIAL ENGINEERING FRAUD** is \$100,000. This amount is a sublimit which is part of and not in addition to the Scheduled Limit of Liability for the **Crime Coverage Part** set forth in Item 5. of the Declarations. The retention amount applicable to the Insuring Agreement entitled **SOCIAL ENGINEERING FRAUD** is \$10,000.

- IV. Solely with respect to the coverage provided by this Endorsement, the **Commercial Crime Coverage Part** the section entitled **EXCLUSIONS** is amended to add the following new exclusions:

- Loss as a result of loss any investment in securities, or ownership in any corporation, partnership, real property, or similar instrument, whether or not such investment is genuine;
- Loss due to the failure, malfunction, illegitimacy, inappropriateness, or inadequacy of any product or service;
- Loss as a result of the failure of any party to perform in whole or in part under any contract, provided that this exclusion shall not apply to any loss directly or indirectly resulting from **Social Engineering Fraud**;

- Loss which is due to any person or party’s use of or acceptance of any credit, debit or charge card or similar card or instrument, whether or not genuine; or
- Loss resulting from any gambling, game of chance, lottery or similar game;
- Loss as a result of any actual, alleged or attempted kidnap or extortion or ransom demand; or
- Loss resulting from loss of or damage to **Money** or **Securities** while in the mail or in the custody of any carrier for hire, including but not limited to any armored motor vehicle company

V. Solely with respect to the coverage provided by this Endorsement, the section entitled **OTHER CONDITIONS** is amended to add the following new section:

Loss Covered Under the Social Engineering Insuring Agreement and Any Other Insuring Agreement

Notwithstanding anything in the Policy to the contrary, in the event a loss is covered under the Insuring Agreement entitled Social Engineering Fraud and any other Insuring Agreement, such loss shall only be covered under the Insuring Agreement entitled Social Engineering Fraud and shall be excluded under any other Insuring Agreement.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

Must be Completed
Endorsement No.: 6 Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy <u>or</u> is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc. Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

**AMEND INSURING AGREEMENT ENDORSEMENT
(Computer Fraud and Wire Transfer Fraud)**

In consideration of the premium paid, it is understood and agreed the Policy is amended as follows:

- I. The **Commercial Crime Coverage Part** is amended to delete Insuring Agreement 4 in its entirety and replacing it with the following:
 - 4. **Computer Fraud and Wire Transfer Communication Fraud**
The Insurer will pay for loss of:
 - a. **Money, Securities and Property Other Than Money and Securities** resulting directly from **Computer Fraud**;
or
 - b. **Money and Securities**, which are on deposit at a **Financial Institution** and subject to a **Transfer Agreement**, as a direct result of **Wire Transfer Communications Fraud**.
- II. Solely with respect to the coverage provided by this Endorsement, the **Commercial Crime Coverage Part** section entitled **DEFINITIONS** is amended to add the following new definitions:
 - A. **Financial Institution** means:
 - 1. A banking, savings, thrift institution, credit union, or similar depository institution; or
 - 2. A stock brokerage firm, mutual fund, liquid asset fund or similar investment institution where the **Named Entity** maintains an account.

However, **Financial Institution** does not include check cashers, currency exchangers or money remittance firms.
 - B. **Transfer Agreement** means a written agreement with any **Financial Institution** authorized to transfer **Money** and **Securities** at the **Named Entities** request.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

Must be Completed
Endorsement No.: 7
Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy <u>or</u> is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc.
Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

AMENDATORY - LOUISIANA

In consideration of the premium paid for this Policy, it is agreed that the Commercial Crime Coverage Part is amended as follows:

- 1. Section III., EXCLUSIONS, paragraph 7 is deleted in its entirety and replaced with the following:
7. Loss resulting from any actual, alleged or threatened discharge, release, escape, or disposal of, or exposure to Pollutants; any request, direction or order that the Named Entity Insureds test for, monitor, clean up, remove, contain, treat, detoxify, neutralize or in any way respond to or assess the effect of Pollutants, or any voluntary decision to do so; or any actual or alleged property damage, or bodily injury, sickness, disease or death of any person, or financial loss to Named Entity Insureds, their security holders, or their creditors resulting from any of the aforementioned matters.
2. Section III., EXCLUSIONS is amended by the addition of the following:
• Loss resulting from any actual, alleged or threatened discharge, release, escape, or disposal of, or exposure to air emission, odor, waste water, oil or oil products, infectious or medical waste.
• Loss resulting from any actual, alleged or threatened discharge, release, escape, or disposal of, or exposure to Asbestos.
• Loss resulting from any nuclear reaction, radiation or contamination.

All other provisions of the Policy remain unchanged.

Table with 2 columns: Must be Completed, Complete Only When This Endorsement Is Not Prepared with the Policy or is Not to be Effective with the Policy. Includes fields for Endorsement No., Policy No., Issued To, and Effective Date.

Authorized Representative

INCLUDE DESIGNATED BOOK KEEPERS AND ACCOUNTANTS AS EMPLOYEES FOR EMPLOYEE THEFT ONLY

In consideration of the premium paid for this Policy, it is understood and agreed that the Commercial Crime Coverage Part, Section II. **DEFINITIONS**, the definition of **Employee** is amended to add the following new language:

- **Employee** also includes any natural person or entity appointed, in writing by the **Named Entity** or any **Subsidiary**, to act as its agent in the capacity of bookkeeper or accountant, while acting on behalf of the **Named Entity** or any **Subsidiary**. The only covered cause of loss for such bookkeepers and accountants is **Employee Theft** as provided for in the **Employee Theft Insuring Agreement**.

Each such bookkeeper or accountant and its partners, officers and employees are considered to be, collectively, one **Employee** for the purposes of the coverage under this endorsement.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the following described Policy issued by the designated Insurers takes effect on the effective date of said Policy, unless another effective date is shown below, at the hour stated in said Policy and expires concurrently with said Policy.

Must be Completed
Endorsement No.: 9 Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy <u>or</u> is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc. Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

CANCELLATION AND NONRENEWAL ENDORSEMENT - LOUISIANA

In consideration of the premium paid for this Policy, it is agreed that the **General Terms & Conditions** are amended as follows:

Section VIII., **CANCELLATION** is deleted in its entirety and replaced with the following:

VIII. Cancellation/Nonrenewal

1. Cancellation by the **Named Entity**

The **Named Entity** has the right to cancel this Policy at any time by giving notice to the Insurer stating when thereafter the cancellation shall be effective. Unearned premium is to be returned within thirty (30) days after the **Named Entity** cancels this Policy.

2. Cancellation by the Insurer

a. If the **Named Entity's** Policy has been in effect for less than sixty (60) days and is not a renewal, the Insurer has the right to cancel the **Named Entity's** Policy at any time and for any reason by mailing or delivering written notice to the **Named Entity** at the last mailing address known to the Insurer. If the Insurer cancels for nonpayment of premium, the Insurer must mail notice of cancellation at least ten (10) days prior to the effective date of such cancellation. If the Insurer cancels for any other reason, the Insurer must mail notice of cancellation at least sixty (60) days prior to the effective date of such cancellation.

b. After the **Named Entity's** Policy has been in effect for sixty-one (61) days or more or is a renewal, it may be canceled only for one of the following reasons:

- (1) Nonpayment;
- (2) Fraud or material misrepresentation made by or with the knowledge of the **Named Entity Insured** in obtaining the policy, continuing the policy, or in presenting a **Claim** under the policy;
- (3) Acts or omissions on the part of any **Named Entity Insured** which change or increase any hazard insured against, including failure to comply with loss control recommendations;
- (4) Change in the risk which increases the risk of loss after the policy has been issued or renewed, including an increase in exposure due to regulation, legislation, or court decision;
- (5) Determination by the Commissioner that continuation of the policy would jeopardize the Insurer's solvency or place the Insurer in violation of the laws of Louisiana or any other state;
- (6) Any **Named Entity Insured** violates or breaches the terms and conditions of the policy;
- (7) Any other reasons that are approved by the Commissioner.

The Insurer must mail or deliver written notice of cancellation to the **Named Entity** at the last mailing address known to the Insurer. If the Insurer cancels for nonpayment of premium, the Insurer must mail notice of cancellation at least ten (10) days prior to the effective date of such cancellation. If the Insurer cancels for any other reason stated in b.(2) through and including b.(7) above, the Insurer must mail notice of cancellation at least thirty (30) days prior to the effective date of such cancellation.

- c. When the Insurer cancels the **Named Entity's** Policy earned premium shall be computed pro rata, with no minimum premium retained.
- d. Unearned premium/commission is to be returned within thirty (30) days after the **Named Entity** cancels the policy.
- e. The Insurer will provide the **Named Entity**, upon receipt of a written request by the **Named Entity**, a written statement setting forth the reason for cancellation, provided the **Named Entity** agrees in writing to hold us harmless from liability for any communication giving notice of or specifying the reasons for cancellation or for any statement made in connection with an attempt to discover or verify the existence of conditions which would be a reason for cancellation.

3. Non-Renewal by the Insurer

- a. The Insurer has the right to non-renew the **Named Entity's** Policy on any policy anniversary date. All notices of non-renewal must be mailed to the **Named Entity** at the last mailing address known to the Insurer, at least sixty (60) days prior to the effective date of non-renewal and shall provide a specific explanation of the reason(s) for non-renewal. Such notice to the **Named Entity** shall include the **Named Entity Insured's** loss run information for the period the policy was in force within, but not to exceed, the last three (3) years. If notice is mailed less than sixty (60) days prior to expiration, coverage shall remain in effect under the same terms and conditions until sixty (60) days after notice is mailed or delivered. Earned premium for any period of coverage that extends beyond the expiration date shall be considered pro rata based upon the previous year's rate.
- b. Notice of non-renewal shall not be required if:
 - (1) the Insurer or a company within the same insurance group has offered to issue a renewal policy; or
 - (2) the **Named Entity** has obtained replacement coverage or has agreed in writing to obtain replacement coverage.

4. Renewal

- a. The Insurer will mail or deliver to the **Named Entity** at the address known to the Insurer, written notice of any rate increase, change in deductible or reduction in limits at least thirty (30) days prior to the expiration date of the policy. If the Insurer fails to provide such thirty (30) day notice, the coverage provided to the **Named Entity Insureds** shall remain in effect until notice is given or until the effective date of replacement coverage obtained by the **Named Entity** whichever first occurs.
- b. This section shall not apply to:
 - (1) Changes in a rate or plan filed with the insurance rating commission and applicable to an entire class of business.
 - (2) Changes based upon the altered nature or extent of the risk insured.
 - (3) Changes in policy forms that are filed and approved with the Commissioner and applicable to an entire class of business.
 - (4) Changes requested by the **Named Entity**.

5. Proof of Notice

Proof of mailing of any notice required by sections 2., 3. and 4. above shall be sufficient proof of notice.

All other provisions of the Policy remain unchanged.

Must be Completed	Complete Only When This Endorsement Is Not Prepared with the Policy <u>or</u> is Not to be Effective with the Policy.
Endorsement No.: 10 Policy No.: 619005282	Issued To: Audubon Trace Condominium Association, Inc. Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

AMENDATORY ENDORSEMENT - LOUISIANA

In consideration of the premium paid for this Policy, it is agreed that the **General Terms & Conditions** are amended as follows:

1. Section II., **DEFINITIONS**, paragraph 21 is deleted in its entirety and replaced with the following:
 21. **Pollutants** means any substance as may be defined or identified on any list of hazardous substances issued by the United States Environmental Protection Agency or any state or local or foreign counterpart. **Pollutants** also means, without limitation, any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals or waste (including materials to be recycled, reconditioned or reclaimed).
2. Section II., **DEFINITIONS** is amended by the addition of the following new definition:

Asbestos means the mineral in any form, whether or not the **Asbestos** was at any time:

 - a. airborne as a fiber, particle or dust;
 - b. contained in or formed a part of a product, structure, or other real or personal property;
 - c. carried on clothing;
 - d. inhaled or ingested; or
 - e. transmitted by any other means.
3. Section III., **EXTENDED REPORTING PERIOD/DISCOVERY**, paragraph 2 is deleted in its entirety and replaced with the following:
 2. If the **Named Entity** cancels or non-renews or the Insurer non-renews this Policy, the **Named Entity** shall have the right to purchase, upon payment of an additional premium equal to 100% of the annualized **Policy Premium**, an extension of this Policy for a period of 12 months immediately following the end of the automatic Extended Reporting Period, but only under the **Liability Coverage Part**, and only with respect to any **Wrongful Act** committed before the earlier of the end of the **Policy Period** or the effective date of any **Change in Status**;

This period shall be referred to as the optional Extended Reporting Period.
4. Section III., **EXTENDED REPORTING PERIOD/DISCOVERY**, paragraph 4 is deleted in its entirety and replaced with the following:

If the optional Extended Reporting Period is purchased, it cannot be canceled and the entire premium shall be deemed fully earned at its commencement without any obligation by the Insurer to return any portion thereof.
5. Section III., **EXTENDED REPORTING PERIOD/DISCOVERY**, paragraph 6 is deleted in its entirety.
6. Section XI., **APPLICATION** is deleted in its entirety and replaced with the following:

The **Named Entity Insureds** represent and acknowledge that the statements contained in the **Application** are true, are the basis of this Policy and are to be considered as incorporated into and constituting a part of this Policy. This Policy is issued in reliance upon the truth of such representations.

In the event the **Application** contains any misrepresentation or omission:

 - a. that is false, and
 - b. made with intent to deceive, and
 - c. which materially affects either the acceptance of the risk or the hazard assumed by the Insurer under the Policy;

this Policy shall be voided as to the (i) **Named Entity**, any **Subsidiary** and any **Property Manager** if an **Executive Officer** is responsible for or knew of such misrepresentation or omission and (ii) any **Insured Person** who is responsible for or who knew of such misrepresentation or omission. Such responsibility or knowledge shall not be imputed to any other **Insured Person**.

- 7. Section XV., **SUBROGATION AND RECOVERY**, paragraph 1 is deleted in its entirety and replaced with the following:
 - 1. To the extent it pays any **Loss**, the Insurer shall be subrogated to the **Named Entity Insureds'** rights of recovery therefor. The **Named Entity Insureds** shall execute all papers necessary to secure such rights, including executing any documents necessary to enable the Insurer effectively to bring suit in their name, and shall not act or fail to act in any way that impairs the Insurer's rights of subrogation or recovery.
- 8. Section XV., **SUBROGATION AND RECOVERY**, paragraph 2 is deleted in its entirety and replaced with the following:
 - 2. If a **Loss** is in part insured and in part uninsured under this Policy or is in an amount in excess of the applicable limit of liability, the **Named Entity Insureds** and the Insurer shall attempt to agree upon an equitable allocation of any recoveries made, whether before or after payment of the **Loss** by the Insurer, from any person or source responsible for causing the **Loss**. Reasonable expenses incurred in making a recovery shall always have priority of payment from all such recoveries. If, after exerting their best efforts, the **Named Entity Insureds** and the Insurer are unable to agree upon such an allocation after taking into account due consideration for the respective parties' willingness to pay the expenses of making any recovery, the Insurer, if requested by the **Named Entity Insureds**, shall submit the dispute to arbitration.
- 9. Section XV., **SUBROGATION AND RECOVERY**, paragraph 3 is deleted in its entirety and replaced with the following:
 - 3. However, the Insurer's right to recover is subordinate to the **Named Entity Insureds'** right to be fully compensated.
- 10. Section XVIII., **NO ACTION AGAINST INSURER**, paragraphs 1 & 2 are deleted in their entirety and replaced with the following:

A person or organization may bring a legal action against the Insurer including, but not limited to a legal action to recover on an agreed settlement or on a final judgment against the **Named Entity Insureds**. The Insurer will not be liable for damages that are not payable under the terms of the policy or that are in excess of the applicable limit of liability. An agreed settlement means a settlement and release of liability signed by the Insurer, the **Named Entity Insured** and the claimant or the claimant's legal representative.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the following described Policy issued by the designated Insurers takes effect on the effective date of said Policy, unless another effective date is shown below, at the hour stated in said Policy and expires concurrently with said Policy.

Must be Completed
Endorsement No.: 11 Policy No.: 619005282

Complete Only When This Endorsement Is Not Prepared with the Policy <u>or</u> is Not to be Effective with the Policy.
Issued To: Audubon Trace Condominium Association, Inc. Effective Date Of This Endorsement: 03/21/2024

Authorized Representative

AMENDATORY CHANGES - LOUISIANA

In consideration of the premium paid for this Policy, it is agreed that the Association Liability Coverage Part is amended as follows:

- 1. Section III., EXCLUSIONS, paragraph 1. Exclusions Applicable to all Loss, sub-item d is deleted in its entirety and replaced with the following:
d. based upon, arising out of, or related to: any actual, alleged or threatened discharge, release, escape, or disposal of, or exposure to Pollutants; any request, direction or order that any of the Named Entity Insureds test for, monitor, clean up, remove, contain, treat, detoxify, neutralize or in any way respond to or assess the effect of Pollutants, or any voluntary decision to do so; or any actual or alleged property damage, or bodily injury, sickness, disease or death of any person, or financial loss to Named Entity or any Subsidiary, their security holders, or their creditors resulting from any of the aforementioned matters; provided however, this exclusion shall not apply to any Claim for retaliatory treatment of the claimant by the Named Entity Insureds on account of the claimant's actual or threatened disclosure of the matters described in this exclusion;
2. Section III., EXCLUSIONS, paragraph 1. Exclusions Applicable to all Loss is amended by the addition of the following:
- based upon, arising out of, or related to any actual, alleged or threatened discharge, release, escape, or disposal of, or exposure to air emission, odor, waste water, oil or oil products, infectious or medical waste.
- based upon, arising out of, or related to any actual, alleged or threatened discharge, release, escape, or disposal of, or exposure to Asbestos;
- based upon, arising out of, or related to any nuclear reaction, radiation or contamination;

All other provisions of the Policy remain unchanged.

Table with 2 columns: Must be Completed (Endorsement No.: 12, Policy No.: 619005282) and Complete Only When This Endorsement Is Not Prepared with the Policy or is Not to be Effective with the Policy (Issued To: Audubon Trace Condominium Association, Inc., Effective Date Of This Endorsement: 03/21/2024)

Authorized Representative