



**POLICY CHANGES
COVER NOTE**

Endorsement No.: 01

POLICY NUMBER AMC-29633-08	POLICY CHANGES EFFECTIVE 06/27/2022	COMPANY AMERICAN COASTAL INSURANCE COMPANY
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NAMED INSURED
 Forest Park Condo Association Inc of Dunedin

CHANGES

It is agreed that the values are increased per the attached revised schedule. The new total policy limit is increased to \$9,521,434.

All other terms and conditions of the policy shall remain unchanged.

\$	12,340.00	Additional Premium
\$	52.00	EBD Premium
\$	0.00	EMPA Fee
\$	0.00	Citizens Assessment
\$	0.00	FHCF Fee
\$	12.00	Fire College Fee
\$	87.00	FIGA Assessment
\$	0.00	FIGA Fee
	REJECTED	TRIA
\$	12,491.00	Total Additional Due

DECLARATIONS PAGE

COMMERCIAL PACKAGE
AMERICAN COASTAL INSURANCE COMPANY
800 2nd Avenue South
St. Petersburg, FL 33701
(281) 257-6700



Policy Number: AMC-29633-08
Account Number: 963974
Endorsement No.: 01
Change Effective: 06/27/2022
Policy Changes: ADD COVERAGE

Claims and Customer Service: Toll Free (252) 247-8774

Inception Date: 05/26/2022
at 12:01 AM Standard Time at the location of Described Property

Expiration Date: 05/26/2023
Business Description: Condominium

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

Named Insured/Mailing Address:
Forest Park Condo Association Inc of Dunedin
Ameri-Tech Community Mgmt Inc
24701 US Hwy 19 N Ste 102
Clearwater, FL 33763

Producer:
AMRISC, LLC
STE 430
20405 State Highway 249
Houston TX 77070

Sub-Producer: 0008

COMMERCIAL PACKAGE:

Commercial Property Premium:
TRIA:
General Liability Premium:
Equipment Breakdown Coverage:

PREMIUM:
\$85,876
Rejected
Not Covered
\$382

FEES:

Emergency Management Preparedness and Assistance Trust Fund:
Fire College Fee:

\$4
\$86

Florida Insurance Guaranty Association (FIGA) Assessment:

\$604

TOTAL PREMIUM AND FEES:
TOTAL LIMIT OF LIABILITY:

\$86,952
\$9,521,434

COVERED CAUSE OF LOSS: Special Including Theft
WINDSTORM OR HAIL: Covered

DEDUCTIBLE

All Other Perils Deductible: \$5,000 Per Occurrence
Hurricane Deductible: 5% Per Calendar Year
Sinkhole Deductible: 3% Per Occurrence

OPTIONAL COVERAGES

Description	Amount
Valuation - Building	Replacement Cost Value
Valuation - Contents	Replacement Cost Value
Valuation - Roofs	Replacement Cost Value
Co-Insurance - Building Coverage and Contents	100%
TRIA	REJECTED
Ordinance or Law	INCLUDED

IN WITNESS WHEREOF, the Company has caused this policy to be executed and attested and, if required by state law, this policy shall not be valid unless countersigned by a duly authorized representative of the Company.

Countersigned:

Brad Martz, CPA
Chief Financial Officer

Authorized Representative
St. Petersburg, Florida Date: 06/29/2022

THESE DECLARATIONS, TOGETHER WITH THE **COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART DECLARATIONS FORMS(S) AND FORMS AND ENDORSEMENT**, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit of Insurance is shown					
Described Location Premises			Limit of Insurance		
Loc No.	Bldg. No.	Address	Building	Contents	Other
0001	0001	2133 Elm St Dunedin FL 34698	\$205,262		
0002	0001	2119 Elm St Dunedin FL 34698	\$1,521,468		
0003	0001	2129 Elm St Dunedin FL 34698	\$1,064,715		
0004	0001	2130 Elm St Dunedin FL 34698	\$1,064,715		
0005	0001	2139 Elm St Dunedin FL 34698	\$1,064,715		
0006	0001	2150 Elm St Dunedin FL 34698	\$1,064,715		
0007	0001	2170 Elm St Dunedin FL 34698	\$1,064,715		
0008	0001	2178 Elm St Dunedin FL 34698	\$1,064,715		
0009	0001	2188 Elm St Dunedin FL 34698	\$1,064,715		
0010	0001	2119 Elm St Dunedin FL 34698			\$48,000
0011	0001	2129 Elm St Dunedin FL 34698			\$32,000
0012	0001	2130 Elm St Dunedin FL 34698			\$32,000
0013	0001	2139 Elm St Dunedin FL 34698			\$32,000
0014	0001	2150 Elm St Dunedin FL 34698			\$32,000
0015	0001	2170 Elm St Dunedin FL 34698			\$32,000
0016	0001	2178 Elm St Dunedin FL 34698			\$32,000
0017	0001	2188 Elm St Dunedin FL 34698			\$32,000

Described Location Premises			Limit of Insurance		
Loc No.	Bldg. No.	Address	Building	Contents	Other
0018	0001	2188 Elm St Dunedin FL 34698			\$69,699

LOSS PAYEE
See Loss Payable Provisions Endorsement if Applicable

Forms and Endorsements:			
AC CL 1 10 21	AC EBD 07 10	AC EBDS 07 10	AC SLC 03 14
AC 00 01 08 17	AC 00 10 06 07	AC 00 12 06 07	AC 00 17 06 16
AC 01 12 06 21	AC 01 25 06 21	AC 01 75 06 21	AC 04 05 07 18
AC 05 01 10 19	AC 14 20 06 12	CP P 003 07 06	CP 00 17 06 07
CP 00 90 07 88	CP 01 40 07 06	CP 01 91 07 10	CP 03 22 01 06
CP 03 23 06 07	CP 10 30 06 07	IL 09 35 07 02	IL 09 53 01 15
N 003 04 19			

PURSUANT TO SECTION 627.70132, FLORIDA STATUTES, A CLAIM OR "REOPENED CLAIM" FOR LOSS OR DAMAGE CAUSED BY ANY PERIL IS BARRED UNLESS NOTICE OF THE CLAIM WAS GIVEN TO US IN ACCORDANCE WITH THE TERMS OF THE POLICY WITHIN TWO (2) YEARS AFTER THE DATE OF LOSS. A "SUPPLEMENTAL CLAIM" IS BARRED UNLESS NOTICE OF THE "SUPPLEMENTAL CLAIM" WAS GIVEN TO US IN ACCORDANCE WITH THE TERMS OF THE POLICY WITHIN THREE (3) YEARS AFTER THE DATE OF LOSS.

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ORDINANCE OR LAW COVERAGE

This endorsement modifies insurance provided under the following:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM
CONDOMINIUM ASSOCIATION COVERAGE FORM
STANDARD PROPERTY POLICY

SCHEDULE*

Bldg. No./ Prem. No.	Cov. A	Cov. B Limit Of Insur.	Cov. C Limit Of Insur.	Cov. B & C Combined Limit Of Insur.	Cov. A, B & C Combined Limit Of Insur.
SEE ATTACHED SCHEDULE					
*Information required to complete the Schedule, if not shown on this endorsement, will be shown in the Declarations. **Do not enter a Combined Limit of Insurance if individual Limits of Insurance are selected for Coverages B and C , or if one of these Coverages is not applicable.					

A. Each Coverage – Coverage **A**, Coverage **B** and Coverage **C** – is provided under this endorsement only if that Coverage(s) is chosen by entry in the above Schedule and then only with respect to the building identified for that Coverage(s) in the Schedule.

B. Application Of Coverage(s)

The Coverage(s) provided by this endorsement apply only if both **B.1.** and **B.2.** are satisfied and are then subject to the qualifications set forth in **B.3.**

- 1.** The ordinance or law:
 - a.** Regulates the demolition, construction or repair of buildings, or establishes zoning or land use requirements at the described premises; and
 - b.** Is in force at the time of loss.

But coverage under this endorsement applies only in response to the minimum requirements of the ordinance or law. Losses and costs incurred in complying with recommended actions or standards that exceed actual requirements are not covered under this endorsement.

- 2. a.** The building sustains direct physical damage that is covered under this policy and such damage results in enforcement of the ordinance or law; or
 - b.** The building sustains both direct physical damage that is covered under this policy and direct physical damage that is not covered under this policy, and the building damage in its entirety results in enforcement of the ordinance or law.
 - c.** But if the building sustains direct physical damage that is not covered under this policy, and such damage is the subject of the ordinance or law, then there is no coverage under this endorsement even if the building has also sustained covered direct physical damage.
- 3.** In the situation described in **B.2.b.** above, we will not pay the full amount of loss otherwise payable under the terms of Coverages **A**, **B**, and/or **C** of this endorsement. Instead, we will pay a proportion of such loss; meaning the proportion that the covered direct physical damage bears to the total direct physical damage.

(Section H. of this endorsement provides an example of this procedure.)

However, if the covered direct physical damage, alone, would have resulted in enforcement of the ordinance or law, then we will pay the full amount of loss otherwise payable under the terms of Coverages A, B and/or C of this endorsement.

C. We will not pay under Coverage A, B or C of this endorsement for:

1. Enforcement of any ordinance or law which requires the demolition, repair, replacement, reconstruction, remodeling or remediation of property due to contamination by "pollutants" or due to the presence, growth, proliferation, spread or any activity of "fungus", wet or dry rot or bacteria; or
2. The costs associated with the enforcement of any ordinance or law which requires any insured or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants", "fungus", wet or dry rot or bacteria.

D. Coverage

1. Coverage A – Coverage For Loss To The Undamaged Portion Of The Building

With respect to the building that has sustained covered direct physical damage, we will pay under Coverage A for the loss in value of the undamaged portion of the building as a consequence of enforcement of an ordinance or law that requires demolition of undamaged parts of the same building.

Coverage A is included within the Limit of Insurance shown in the Declarations as applicable to the covered building. Coverage A does not increase the Limit of Insurance.

2. Coverage B – Demolition Cost Coverage

With respect to the building that has sustained covered direct physical damage, we will pay the cost to demolish and clear the site of undamaged parts of the same building, as a consequence of enforcement of an ordinance or law that requires demolition of such undamaged property.

The Coinsurance Additional Condition does not apply to Demolition Cost Coverage.

3. Coverage C – Increased Cost Of Construction Coverage

a. With respect to the building that has sustained covered direct physical damage, we will pay the increased cost to:

- (1) Repair or reconstruct damaged portions of that building; and/or
- (2) Reconstruct or remodel undamaged portions of that building, whether or not demolition is required;

when the increased cost is a consequence of enforcement of the minimum requirements of the ordinance or law.

However:

- (1) This coverage applies only if the restored or remodeled property is intended for similar occupancy as the current property, unless such occupancy is not permitted by zoning or land use ordinance or law.
- (2) We will not pay for the increased cost of construction if the building is not repaired, reconstructed or remodeled.

The Coinsurance Additional Condition does not apply to Increased Cost of Construction Coverage.

b. When a building is damaged or destroyed and Coverage C applies to that building in accordance with 3.a. above, coverage for the increased cost of construction also applies to repair or reconstruction of the following, subject to the same conditions stated in 3.a.:

- (1) The cost of excavations, grading, backfilling and filling;
- (2) Foundation of the building;
- (3) Pilings; and
- (4) Underground pipes, flues and drains.

The items listed in b.(1) through b.(4) above are deleted from Property Not Covered, but only with respect to the coverage described in this Provision, 3.b.

E. Loss Payment

1. All following loss payment Provisions, E.2. through E.6., are subject to the apportionment procedures set forth in Section B.3. of this endorsement.

2. When there is a loss in value of an undamaged portion of a building to which Coverage **A** applies, the loss payment for that building, including damaged and undamaged portions, will be determined as follows:
 - a. If the Replacement Cost Coverage Option applies and the property is being repaired or replaced, on the same or another premises, we will not pay more than the lesser of:
 - (1) The amount you would actually spend to repair, rebuild or reconstruct the building, but not for more than the amount it would cost to restore the building on the same premises and to the same height, floor area, style and comparable quality of the original property insured; or
 - (2) The Limit of Insurance shown in the Declarations as applicable to the covered building.
 - b. If the Replacement Cost Coverage Option applies and the property is **not** repaired or replaced, or if the Replacement Cost Coverage Option does **not** apply, we will not pay more than the lesser of:
 - (1) The actual cash value of the building at the time of loss; or
 - (2) The Limit of Insurance shown in the Declarations as applicable to the covered building.
3. Unless Paragraph **E.5** or **E.6.** applies, loss payment under Coverage **B** – Demolition Cost Coverage will be determined as follows:

We will not pay more than the lesser of the following:

 - a. The amount you actually spend to demolish and clear the site of the described premises; or
 - b. The applicable Limit of Insurance shown for Coverage **B** in the Schedule above.
4. Unless Paragraph **E.5.** or **E.6.** applies, loss payment under Coverage **C** – Increased Cost of Construction Coverage will be determined as follows:
 - a. We will not pay under Coverage **C**:
 - (1) Until the property is actually repaired or replaced, at the same or another premises; and
 - (2) Unless the repairs or replacement are made as soon as reasonably possible after the loss or damage, not to exceed two years. We may extend this period in writing during the two years.
 - b. If the building is repaired or replaced at the same premises, or if you elect to rebuild at another premises, the most we will pay under Coverage **C** is the lesser of:
 - (1) The increased cost of construction at the same premises; or
 - (2) The applicable Limit of Insurance shown for Coverage **C** in the Schedule above.
 - c. If the ordinance or law requires relocation to another premises, the most we will pay under Coverage **C** is the lesser of:
 - (1) The increased cost of construction at the new premises; or
 - (2) The applicable Limit of Insurance shown for Coverage **C** in the Schedule above.
5. If a **Combined** Limit of Insurance is shown for Coverages **B** and **C** in the Schedule above, Paragraphs **E.3.** and **E.4.** of this endorsement do not apply with respect to the building that is subject to the Combined Limit, and the following loss payment provisions apply instead:

The most we will pay, for the total of all covered losses for Demolition Cost and Increased Cost of Construction, is the Combined Limit of Insurance shown for Coverages **B** and **C** in the Schedule above. Subject to this Combined Limit of Insurance, the following loss payment provisions apply:

 - a. For Demolition Cost, we will not pay more than the amount you actually spend to demolish and clear the site of the described premises.
 - b. With respect to the Increased Cost of Construction:
 - (1) We will not pay for the increased cost of construction:
 - (a) Until the property is actually repaired or replaced, at the same or another premises; and
 - (b) Unless the repairs or replacement are made as soon as reasonably possible after the loss or damage, not to exceed two years. We may extend this period in writing during the two years.
 - (2) If the building is repaired or replaced at the same premises, or if you elect to rebuild at another premises, the most we will pay for the increased cost of construction is the increased cost of construction at the same premises.

- (3) If the ordinance or law requires relocation to another premises, the most we will pay for the increased cost of construction is the increased cost of construction at the new premises.
6. If a **Combined** Limit of Insurance is shown for Coverages **A**, **B** and **C** in the Schedule above, Paragraphs **E.3.** and **E.4.** of this endorsement do not apply with respect to the building that is subject to the Combined Limit, and the following loss payment provisions apply instead:

The most we will pay, for the total of all covered losses for the undamaged portion of the building, Demolition Cost and Increased Cost of Construction, is the Combined Limit of Insurance shown for Coverages **A**, **B** and **C** in the Schedule above. Subject to this Combined Limit of Insurance, the following loss payment provisions apply:

- a. For Loss To The Undamaged Portion Of The Building:, we will pay for the loss in value of the undamaged portion of the building as a consequence of enforcement of an ordinance or law that requires demolition of undamaged parts of the same building
- b. For Demolition Cost, we will not pay more than the amount you actually spend to demolish and clear the site of the described premises.
- c. With respect to the Increased Cost of Construction:
- (1) We will not pay for the increased cost of construction:
- (a) Until the property is actually repaired or replaced, at the same or another premises; and
- (b) Unless the repairs or replacement are made as soon as reasonably possible after the loss or damage, not to exceed two years. We may extend this period in writing during the two years.
- (2) If the building is repaired or replaced at the same premises, or if you elect to rebuild at another premises, the most we will pay for the increased cost of construction is the increased cost of construction at the same premises.
- (3) If the ordinance or law requires relocation to another premises, the most we will pay for the increased cost of construction is the increased cost of construction at the new premises.

- F. The terms of this endorsement apply separately to each building to which this endorsement applies; unless the Combined A, B and C option is chosen at which point the Limit of Insurance still shall apply per occurrence as respects all buildings combined, and such limit shall be in addition to the scheduled limit.
- G. Under this endorsement we will not pay for loss due to any ordinance or law that:
1. You were required to comply with before the loss, even if the building was undamaged; and
2. You failed to comply with.
- H. Example of Proportionate Loss Payment for Ordinance Or Law Coverage Losses (procedure as set forth in Section **B.3.** of this endorsement.)

Assume:

- Wind is a Covered Cause of Loss; Flood is an excluded Cause of Loss
- The building has a value of \$200,000
- Total direct physical damage to building: \$100,000
- The ordinance or law in this jurisdiction is enforced when building damage equals or exceeds 50% of the building's value
- Portion of direct physical damage that is covered (caused by wind): \$30,000
- Portion of direct physical damage that is not covered (caused by flood): \$70,000
- Loss under Ordinance Or Law Coverage **C** of this endorsement: \$60,000

Step 1:

Determine the proportion that the covered direct physical damage bears to the total direct physical damage.

$$\$30,000 \div \$100,000 = .30$$

Step 2:

Apply that proportion to the Ordinance or Law loss.

$$\$60,000 \times .30 = \$18,000$$

In this example, the most we will pay under this endorsement for the Coverage **C** loss is \$18,000, subject to the applicable Limit of Insurance and any other applicable provisions.

Note: The same procedure applies to losses under Coverages **A** and **B** of this endorsement.

- I. The following definition is added:
- "Fungus" means any type or form of fungus, including mold or mildew, and any mycotoxins, spores, scents or by-products produced or released by fungi.

ORDINANCE OR LAW COVERAGE SCHEDULE

The following schedule lists the location and coverage limits applicable under **Ordinance Or Law Coverage Endorsement**.

LOC NO	BLDG NO	ADDRESS	COV A LIMIT OF INSURANCE	COV B LIMIT OF INSURANCE	COV C LIMIT OF INSURANCE	COV B AND C COMBINED LIMIT OF INSURANCE	COV A, B AND C COMBINED LIMIT OF INSURANCE
0001	0001	2133 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 10,263	\$
0002	0001	2119 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 76,073	\$
0003	0001	2129 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 53,236	\$
0004	0001	2130 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 53,236	\$
0005	0001	2139 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 53,236	\$
0006	0001	2150 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 53,236	\$
0007	0001	2170 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 53,236	\$
0008	0001	2178 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 53,236	\$
0009	0001	2188 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 53,236	\$
0010	0001	2119 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 2,400	\$

ORDINANCE OR LAW COVERAGE SCHEDULE

The following schedule lists the location and coverage limits applicable under **Ordinance Or Law Coverage Endorsement**.

LOC NO	BLDG NO	ADDRESS	COV A LIMIT OF INSURANCE	COV B LIMIT OF INSURANCE	COV C LIMIT OF INSURANCE	COV B AND C COMBINED LIMIT OF INSURANCE	COV A, B AND C COMBINED LIMIT OF INSURANCE
0011	0001	2129 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 1,600	\$
0012	0001	2130 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 1,600	\$
0013	0001	2139 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 1,600	\$
0014	0001	2150 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 1,600	\$
0015	0001	2170 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 1,600	\$
0016	0001	2178 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 1,600	\$
0017	0001	2188 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 1,600	\$
0018	0001	2188 Elm St Dunedin FL 34698	<input checked="" type="checkbox"/>	\$	\$	\$ 3,485	\$
			<input type="checkbox"/>	\$	\$	\$	\$
			<input type="checkbox"/>	\$	\$	\$	\$