

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

FLORIDA CHANGES – CONDOMINIUM ASSOCIATION COVERAGE

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Condominium Additional Building Property		
Premises Number	Building Number	Additional Covered Property

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section I – Property is amended as follows:

1. Paragraph **A.1.a.** Building is replaced by the following:
 - a. Building, meaning the building or structure described in the Declarations, including:
 - (1) Completed additions;
 - (2) Fixtures, outside of individual units, including outdoor fixtures;
 - (3) Permanently installed:
 - (a) Machinery; and
 - (b) Equipment;
 - (4) Personal property owned by you that is used to maintain or service the building or structure or its premises, including:
 - (a) Fire extinguishing equipment;
 - (b) Outdoor furniture;
 - (c) Floor coverings; and
 - (d) Appliances used for refrigerating, ventilating, cooking, dishwashing or laundering that are not contained within individual units;

- (5) If not covered by other insurance:
 - (a) Additions under construction, alterations and repairs to the building or structure; and
 - (b) Materials, equipment, supplies, and temporary structures, on or within 100 feet of the described premises, used for making additions, alterations or repairs to the building or structure;
- (6) Any of the following types of property contained within a unit if your Condominium Association Agreement requires you to insure it:
 - (a) Your fixtures, improvements and alterations that are a part of the building or structure; and
 - (b) Your appliances, such as those used for refrigerating, ventilating, cooking, dishwashing, laundering, security or housekeeping;

(7) Fixtures, installations or additions, owned by unit-owners and located inside individual units:

(a) Initially installed in accordance with the original plans and specifications, or replacements of like kind or quality as those initially installed; or

(b) As existed at the time the unit was initially conveyed, if the original plans and specifications are not available.

(8) Any other portion of your property located outside of individual units; and

(9) Additional property as described in the Schedule, or in the Declarations.

b. But Building does not include:

(1) Floor coverings, wall coverings and ceiling coverings within individual units;

(2) Electrical fixtures, appliances, air conditioner or heating equipment, water heaters, water filters, window treatments and built-in cabinets and countertops which are located within an individual unit; and

(3) Air conditioning compressors that service only an individual unit, whether or not located within the unit boundaries.

With respect to coverage for fixtures, installations and additions provided in Paragraph **a.(6)** above, each unit-owner will be considered an additional insured.

2. Paragraph **A.1.b.** Business Personal Property is replaced by the following:

b. Business Personal Property located in or on the building described in the Declarations or in the open (or in a vehicle) within 100 feet of the described premises, consisting of the following:

(1) Personal property owned by you or owned indivisibly by all unit-owners;

(2) Your interest in the labor, materials or services furnished or arranged by you on personal property of others;

(3) Leased personal property which you have a contractual responsibility to insure, unless otherwise provided for under personal property of others.

Business Personal Property does not include personal property owned only by a unit-owner, unless it is in your care, custody or control as covered below.

This also includes property of others that is in your care, custody or control except as otherwise provided in Loss Payment Property Loss Condition **E.5.d.(3)(b)**.

3. The following is added to Paragraph **E.5. Loss Payment** Property Loss Conditions:

If you name an insurance trustee, we will adjust losses with you, but we will pay the insurance trustee. If we pay the trustee, the payments will satisfy your claims against us.

4. The following is added to Paragraph **E.5. Property Loss Conditions**:

9. Unit-Owner's Insurance

A unit-owner may have other insurance covering the same property as this insurance. This insurance is intended to be primary, and not to contribute with such other insurance.

B. Section II – Liability is amended as follows:

1. The following is added to Paragraph **C. Who Is An Insured**:

3. Each individual unit-owner of the insured condominium, but only for liability arising out of the ownership, maintenance or repair of that portion of the premises which is not reserved for that unit-owner's exclusive use or occupancy.

C. Section III – Common Policy Conditions is amended as follows:

1. The following is added to Paragraph **K. Transfer Of Rights Of Recovery Against Others To Us**:

3. Waiver Of Rights Of Recovery

We waive our rights to recover payment from any unit-owner of the condominium that is shown in the Declarations.