

SURPLUS LINES STATEMENT

Policy Number TLUCAP500966-01	Insured Name MARSH LANDING TOWNHOUSE CONDOMINIUM VII ASSOCIATION, INC.
---	---

Surplus Lines Agent: Melissa Hallmark CRC Insurance Services, LLC One Metroplex Drive, Suite 400 Birmingham, AL 35209 License #: W959152	Premium: \$ 4,690.00 S/L Tax: \$ 248.98 FLSO Service Fee: \$ 3.02 FHCF: \$ 0.00 CPIC Emergency Assessment: \$ 0.00 EMPA: \$ 0.00 Policy Fee: \$ 350.00 Total: \$ 5,292.00
--	--

Producing Agent: NORMA ETIENNE 1317 Citizens Blvd. Leesburg, FL 34748 Lic # E098477

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Date: 11/24/2025



Surplus Lines Agent

SIGNATURE CLAUSE

In Witness Whereof, we have caused the policy to be executed and attested, and, if required by state law, this policy shall not be valid unless countersigned by our authorized representative.

SUPERIOR SPECIALTY INSURANCE COMPANY, INC.



Matthew Freeman
President & CEO



David Cleff
Executive Vice President, General
Counsel

SUPERIOR SPECIALTY INSURANCE COMPANY
COMMERCIAL PACKAGE POLICY DECLARATIONS PAGE

Policy Number: TLUCAP500966-01	Renewal Of: TLUCAP500966-00
---------------------------------------	------------------------------------

Inception Date: 11/30/2025	Expiration Date: 11/30/2026	12:01 AM Standard Time at the address of the insured as stated herein.
-----------------------------------	------------------------------------	---

Named Insured and Address	Producing Agency Name and Address
MARSH LANDING TOWNHOUSE CONDOMINIUM VII ASSOCIATION, INC. C/O NEXTGEN COMMUNITY MANAGEMENT 9410 CORKSCREW PALMS CIRCLE, UNIT 201 ESTERO, FL 33928	Acisure Southeast Partners Insurance Services, LLC 1317 Citizens Blvd. Leesburg, FL 34748

This policy consists of the following coverage parts for which a premium is indicated. The premium may be subject to audit by the company.

Coverage(s) Included in Policy	Premium
Commercial Property	Excluded
Commercial General Liability , Incl Hired/Non-Owned Auto	Included
Crime - Employee Dishonesty	Included
Directors & Officers Liability	Included
Policy Premium:	\$4,690.00
Fees	
Policy Fee	\$350.00
Surplus Lines Tax	\$248.98
FLSO Service Fee	\$3.02
EMPA Fee	\$0.00
CPIC Emergency Assessment Fee	\$0.00
FHCF Fee	\$0.00
Total Premium and Fees:	\$5,292.00

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. This Policy Supercedes Any Previous Policy Bearing The Same Number And Policy Period.

“SURPLUS LINES INSURERS’ POLICY RATES AND FORMS ARE NOT APPROVED BY ANY STATE REGULATORY AGENCY.”

Payment Method: This is an agency bill policy.

Premium payable at inception:

Countersigned this 24th day of November, 2025



 Authorized Representative

SUPERIOR SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS PAGE

Policy Number: TLUCAP500966-01	Policy Period: 11/30/2025	To: 11/30/2026
Named Insured: MARSH LANDING TOWNHOUSE CONDOMINIUM VII ASSOCIATION, INC.		

LIMITS OF INSURANCE

General Aggregate Limit (Other Than Products - Completed Operations)	\$2,000,000
Products - Completed Operations Aggregate Limit	\$2,000,000
Each Occurrence	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Hired / Non-Owned Auto Limit	\$1,000,000
Damages To Premises Rented to You Limit (Any One Premises)	\$50,000
Medical Payments Expense Limit (Any One Person)	\$5,000
Terrorism	Excluded

BUSINESS DESCRIPTION AND LOCATION OF PREMISES

Business Description: Condominium Association
Location - See Location Schedule
ENDORSEMENTS INCLUDED
General Liability Extension Endorsement Included

PREMIUM

<u>Code No.</u>	<u>Classification Description</u>	<u>Premium Basis</u>	<u>Exposure</u>
62003	Residential Condominium	Units	12
48925	Swimming Pool	Each	0
62000	Commercial Condo	Sq. Ft.	N/A
10105	Boat/Dock Facility	Flat	0
46671	Playground	Flat	N/A
44311	Fitness Center	Flat	N/A

SUPERIOR SPECIALTY INSURANCE COMPANY

COMMERCIAL CRIME COVERAGE PART DECLARATIONS PAGE

Policy Number: TLUCAP500966-01

Policy Period: 11/30/2025

To: 11/30/2026

Named Insured: MARSH LANDING TOWNHOUSE CONDOMINIUM VII ASSOCIATION, INC.

COVERAGES, LIMITS OF INSURANCE AND DEDUCTIBLES

Insuring Agreements, Limit of Insurance and Deductible Amounts shown below are subject to all of the terms of this policy that apply.

Blanket Limit Coverage		\$100,000
Employee Theft		Included in Blanket Limit
Deductible	\$0.00	
Forgery or Alteration		Included in Blanket Limit
Deductible	\$0.00	
Inside and Outside The Premises- Theft of Money & Securities		Included in Blanket Limit
Deductible	\$0.00	
Money Orders and Counterfeit Money		Included in Blanket Limit
Deductible	\$0.00	
Funds Transfer Fraud		Included in Blanket Limit
Deductible	\$0.00	
Computer Fraud		Included in Blanket Limit
Deductible	\$0.00	
Employee Benefit Plan Included as Insured under Employee Theft		No Coverage
Deductible	N/A	
Include Designated Agents as Employees-Accountant or Bookkeeper-Employee Theft		No Coverage
Deductible	N/A	

SUPERIOR SPECIALTY INSURANCE COMPANY

**CONDOMINIUM DIRECTORS OFFICERS AND EMPLOYMENT PRACTICES LIABILITY
INSURANCE POLICY DECLARATIONS PAGE**

Policy Number: TLUCAP500966-01	Policy Period: 11/30/2025	To: 11/30/2026
Named Insured: MARSH LANDING TOWNHOUSE CONDOMINIUM VII ASSOCIATION, INC.		

ITEM 1. INSURED ORGANIZATION NAME AND PRINCIPAL ADDRESS

MARSH LANDING TOWNHOUSE CONDOMINIUM VII ASSOCIATION, INC.
C/O NEXTGEN COMMUNITY MANAGEMENT
9410 CORKSCREW PALMS CIRCLE, UNIT 201
ESTERO, FL 33928

ITEM 2. POLICY PERIOD

FROM 11/30/2025 TO 11/30/2026 at 12:01 am

Local time at the address shown in item

ITEM 3. LIMIT OF LIABILITY

\$ 1,000,000 **maximum aggregate limit of liability for all claims first made in the policy
period. EACH CLAIM LIMIT \$ 1,000,000**

ITEM 4. DEDUCTIBLE \$ 1,000 per claim

ITEM 5. PREMIUM \$Included

ITEM 6. ENDORSEMENTS ATTACHED

ITEM 7. NOTICES

All notices required to be given to the insurer under this policy shall be addressed to:

Superior Specialty Insurance Company
1900 L. Don Dodson Dr.
Bedford, TX 76021

These Declarations along with the completed and signed Condominium Association Supplemental application, the Condominium Directors, Officers and Employment Practices Liability Insurance Policy and any endorsements attached shall constitute the contract between the insured and us.

POLICY FORMS DECLARATIONS

Form Number	Form Date	Form Description
SSIS 70 02	08/20	Signature Page
SSIC CIU CPP 001D	10/12	Commercial Package Policy Declarations Page
SSIC CIU IL 003	10/12	Policy Location Schedule
SSIC CIU GL 007D	10/12	Commercial General Liability Coverage Part Declarations Page
SSIC CIU CR 001D	01/16	Commercial Crime Coverage Part Declarations Page
SSIC CIU DO 005D	10/12	Condominium Directors Officers And Employment Practices Liability Insurance Policy Declarations Page
CIU0100FL	03/08	Surplus Lines Statement
SSIC CIU IL 001	06/24	Minimum Earned Premium Endorsement
IL0003	09/08	Calculation of Premium
IL0017	11/98	Common Policy Conditions
SSIC CIU IL 005	06/24	Service of Suit Clause
SSIC CIU IL 015	06/24	Nuclear, Biological Or Chemical Exclusion
TRIA Disclosure	06/24	Policyholder Disclosure Notice of Terrorism Insurance Coverage And Cap On Losses
SSIC CIU IL 031	06/24	Cancellation And Nonrenewal Endorsement
SSIC CIU IL 0719	06/24	Trade Or Economic Sanctions
SSIC CIU IL 034	05/24	Cyber Exclusion Clause
IL P 001	01/04	U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice To Policyholders
SSIC CIU CP 019	06/24	Special Activity Exclusion
CG0001	12/07	Commercial General Liability Coverage Form
CG0300	01/96	Deductible Liability Insurance
CG2004	11/85	Additional Insured - Condominium Unit Owners
CG0067	03/05	Exclusion - Violation of Statutes that Govern E-mails, Fax, Phone Calls or Other Methods of Sending Material or Information
CG2147	12/07	Exclusion - Employment Related Practices Exclusion
CG2165	12/04	Exclusion - Total Pollution Exclusion With A Building Heating, Cooling, And Dehumidifying Equipment Exception And A Hostile Fire Exception
SSIC CIU GL 004	06/24	General Liability Coverage Extension Endorsement - Community Association
CG2160	09/98	Exclusion - Year 2000 Computer-Related And Other Electronic Problems
CG2196	03/05	Silica or Silica Related Dust Exclusion
CG2186	12/04	Exclusion - Exterior Insulation and Finish Systems
SSIC CIU IL 018	06/24	Nuclear, Biological or Chemical Terrorism Exclusion
SSIC CIU IL 019	06/24	Terrorism Exclusion
CG2426	07/04	Amendment of Insured Contract Definition
SSIC CIU GL 002	06/24	Exclusion - Lead Paint
SSIC CIU GL 003	06/24	Exclusion - Asbestos
IL0021	09/08	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
SSIC CIU GL 026	05/24	PFAS And Related Chemicals Exclusion Endorsement
SSIC CIU GL 006	06/24	Hired and Non-Owned Auto Liability

SSIC CIU GL 023	06/24	Limited Fungi Or Bacteria Coverage
SSIC CIU GL 025	06/24	Communicable Disease Exclusion
SSIC CIU DO 001	06/24	Condominium Directors, Officers and Employment Practices Liability Insurance Policy
SSIC CIU DO 012	06/24	Property Manager Entity Coverage Endorsement
SSIC CIU DO 015	06/24	Failure To Maintain Insurance Endorsement
SSIC CIU DO 016	06/24	Increased Consent To Settle Clause Coverage Endorsement
SSIC CIU DO 019	06/24	Bodily Injury / Physical Damage Exclusion Endorsement
SSIC CIU DO 002	12/24	Continuity of Coverage Endorsement
CR0020	11/15	Commercial Crime Policy (Discovery Form)
CR2508	10/10	Include Specified Non-Compensated Officers
CR2506	10/10	Include Chairman and Member of Specified Committees
CR2502	10/10	Include Designated Agents as Employees
SSIC CIU CR 004	06/24	Deception Fraud Endorsement
CR0151	08/07	Florida Changes - Legal Action Against Us

SUPERIOR SPECIALTY INSURANCE COMPANY

POLICY NUMBER: TLUCAP500966-01

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

MINIMUM EARNED PREMIUM ENDORSEMENT

This endorsement modifies insurance provided under this policy.

The minimum earned premium for this policy will be \$ 1,172.50, unless we cancel the policy.