



**STATE FARM FIRE AND CASUALTY COMPANY**  
 A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Po Box 2915  
 Bloomington IL 61702-2915

**Named Insured**

AT2  
 000586 3125 M-16-3789-FB06 F V  
 VILLAS OF TUSCANY CLUSTER HOA  
 C/O IRIS MANAGEMENT GROUP LLC  
 7449 CYPRESS CT  
 MACEDONIA OH 44056-2283



**RENEWAL DECLARATIONS**

<b>Policy Number</b>	<b>95-QA-9148-2</b>	
<b>Policy Period</b>	<b>Effective Date</b>	<b>Expiration Date</b>
12 Months	JAN 1 2026	JAN 1 2027
The policy period begins and ends at 12:01 am standard time at the premises location.		

**Agent and Mailing Address**  
 NICOLE SALMON  
 5874 DARROW RD  
 HUDSON OH 44236-3864  
 PHONE: (330) 655-5233

0106-ST-1-1001

**Residential Community Association Policy**

**Automatic Renewal** - If the policy period is shown as 12 months, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Entity: HOMEOWNERS ASSOCIATION

NOTICE: Information concerning changes in your policy language is included. Please call your agent if you have any questions.

POLICY PREMIUM \$ 1,659.00

Discounts Applied:  
 Renewal Year  
 Claim Record

Prepared  
 NOV 14 2025  
 CMP-4000

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## RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for VILLAS OF TUSCANY CLUSTER HOA  
 Policy Number 95-QA-9148-2

**SECTION I - PROPERTY SCHEDULE**

Location Number	Location of Described Premises	Limit of Insurance* Coverage A - Buildings	Limit of Insurance* Coverage B - Business Personal Property
001	7535 TIBER CT MACEDONIA OH 44056-2277	No Coverage	No Coverage

**AUXILIARY STRUCTURES**

Location Number	Description	Limit of Insurance* Coverage A - Buildings	Limit of Insurance* Coverage B - Business Personal Property
001B	LIGHTING	\$ 6,200	See Prop Sch
001C	Fence, walls, etc.	\$ 6,900	See Prop Sch
001D	MAILBOX HUTS	\$ 6,200	See Prop Sch

\* As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

**SECTION I - INFLATION COVERAGE INDEX(ES)**

Inflation Coverage Index: 253.4

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### RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for VILLAS OF TUSCANY CLUSTER HOA  
Policy Number 95-QA-9148-2

#### SECTION I - DEDUCTIBLES

<b>Basic Deductible</b>	\$1,000		
<b>Special Deductibles:</b>			
Money and Securities	\$250	Employee Dishonesty	\$250
Equipment Breakdown	\$1,000		

Other deductibles may apply - refer to policy.

#### SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See Schedule." If a coverage does not have a corresponding limit shown below, but has "Included" indicated, please refer to that policy provision for an explanation of that coverage.

COVERAGE	LIMIT OF INSURANCE
Collapse	Included
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit
Debris Removal	25% of covered loss
Equipment Breakdown	Included
Fire Department Service Charge	\$5,000
Fire Extinguisher Systems Recharge Expense	\$5,000
Glass Expenses	Included
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	\$100,000
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	\$250,000

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**RENEWAL DECLARATIONS (CONTINUED)**

Residential Community Association Policy for VILLAS OF TUSCANY CLUSTER HOA  
 Policy Number 95-QA-9148-2

Ordinance Or Law - Equipment Coverage	Included
Preservation Of Property	30 Days
Water Damage, Other Liquids, Powder Or Molten Material Damage	Included

**SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH COMPLEX**

The coverages and corresponding limits shown below apply separately to each complex as described in the policy.

COVERAGE	LIMIT OF INSURANCE
Accounts Receivable	
On Premises	\$50,000
Off Premises	\$15,000
Arson Reward	\$5,000
Forgery Or Alteration	\$10,000
Money And Securities (Off Premises)	\$5,000
Money And Securities (On Premises)	\$10,000
Money Orders And Counterfeit Money	\$1,000
Outdoor Property	\$5,000
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Personal Property Off Premises	\$15,000
Pollutant Clean Up And Removal	\$10,000
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Signs	\$2,500
Valuable Papers And Records	
On Premises	\$10,000
Off Premises	\$5,000

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**RENEWAL DECLARATIONS (CONTINUED)**

**Residential Community Association Policy for VILLAS OF TUSCANY CLUSTER HOA**  
**Policy Number 95-QA-9148-2**



0306-ST-1-1001

**SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY**

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

<b>COVERAGE</b>	<b>LIMIT OF INSURANCE</b>
Back-Up of Sewer or Drain	Included
Employee Dishonesty	\$25,000
Loss Of Income And Extra Expense	Actual Loss Sustained - 12 Months

**SECTION II - LIABILITY**

<b>COVERAGE</b>	<b>LIMIT OF INSURANCE</b>
Coverage L - Business Liability	\$2,000,000
Coverage M - Medical Expenses (Any One Person)	\$5,000
Damage To Premises Rented To You	\$300,000
Directors And Officers - Property Manager Liability	\$2,000,000
Directors And Officers Liability	\$2,000,000
	<b>LIMIT OF INSURANCE</b>
<b>AGGREGATE LIMITS</b>	
Products/Completed Operations Aggregate	\$4,000,000
General Aggregate	\$4,000,000
Directors and Officers Aggregate	\$2,000,000

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for VILLAS OF TUSCANY CLUSTER HOA  
Policy Number 95-QA-9148-2

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Coverage Form and any attached endorsements.

Your policy consists of these Declarations, the BUSINESSOWNERS COVERAGE FORM shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

**FORMS AND ENDORSEMENTS**

- CMP-4100 Businessowners Coverage Form
- FE-6999.3 \*Terrorism Insurance Cov Notice
- CMP-4814 Directors & Officers Liability
- CMP-4235.2 Amendatory Endorsement
- CMP-4818 Directors & Officers- Prop Mgr
- CMP-4550 Residential Community Assoc
- CMP-4746.1 Hired Auto Liability
- CMP-4710 Employee Dishonesty
- CMP-4508 Money and Securities
- CMP-4705.2 Loss of Income & Extra Expnse
- FE-3650 Actual Cash Value Endorsement
- CMP-4561.5 Policy Endorsement
- CMP-4525 Amend Occurrence Definition
- CMP-4532 Exclusion Cyber Incident
- FE-1401 Exclusion Cyber Incident
- FD-6007 Inland Marine Attach Dec
- \* New Form Attached

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for VILLAS OF TUSCANY CLUSTER HOA  
Policy Number 95-QA-9148-2



This policy is issued by the State Farm Fire and Casualty Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

*Michele Mancias*  
Secretary

*John Farnsworth*  
President

**NOTICE TO POLICYHOLDER:**

For a comprehensive description of coverages and forms, please refer to your policy.  
Policy changes requested before the "Date Prepared", which appear on this notice, are effective on the Renewal Date of this policy unless otherwise indicated by a separate endorsement, binder, or amended declarations. Any coverage forms attached to this notice are also effective on the Renewal Date of this policy.  
Policy changes requested after the "Date Prepared" will be sent to you as an amended declarations or as an endorsement to your policy. Billing for any additional premium for such changes will be mailed at a later date.  
If, during the past year, you've acquired any valuable property items, made any improvements to insured property, or have any questions about your insurance coverage, contact your State Farm agent.  
Please keep this with your policy.

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## RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for VILLAS OF TUSCANY CLUSTER HOA  
Policy Number 95-QA-9148-2

**Your coverage amount....**

It is up to you to choose the coverage and limits that meet your needs. We recommend that you purchase a coverage limit equal to the estimated replacement cost of your structure. Replacement cost estimates are available from building contractor and replacement cost appraisers, or, your agent can provide an estimate from Xactware, Inc.<sup>®</sup> using information you provide about your structure. We can accept the type of estimate you choose as long as it provides a reasonable level of detail about your structure. State Farm<sup>®</sup> does not guarantee that any estimate will be the actual future cost to rebuild your structure. Higher limits are available at higher premiums. Lower limits are also available, as long as the amount of coverage meets our underwriting requirements. We encourage you to periodically review your coverages and limits with your agent and to notify us of any changes or additions to your structure.

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