

07-0876-00
SCOTT INSURANCE SERVICES II INC
1100 GRAND AVE
WEST DES MOINES IA 50265-3520

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

PO BOX 30660 • LANSING, MI 48909-8160

Agency phone: 515.267.0405

Owners Insurance Company

05-13-2025

ASPEN GLEN TOWNHOME ASSOCIATION
C/O CARLA SCHAFFNER
PO BOX 1308
ANKENY IA 50021-0977

You can view your policy or change your paperless options at any time online at www.auto-owners.com.

RE: Policy 204607-39900837-25

Thank you for selecting Auto-Owners Insurance Group to service your insurance needs!

Auto-Owners and its affiliate companies offer a full complement of policies, each of which has its own eligibility requirements, coverages, and rates. Please take this opportunity to review your insurance needs with your Auto-Owners agent **515.267.0405**, and discuss which company and program might be appropriate for you. After talking with your agent, if there are any unanswered questions, please contact us at 517.323.1200.

Auto-Owners Insurance Company was formed in 1916. Our A+ (Superior) rating by AM Best signifies that we have the financial strength to provide the insurance protection you need. The Auto-Owners Insurance Group is comprised of five property and casualty companies and a life insurance company.

Serving Our Policyholders and Agents Since 1916

NOTICE OF PRIVACY PRACTICES

What We Do To Protect Your Privacy

At Auto-Owners Insurance Group*, we value your business and we want to retain your trust. In the course of providing products and services, we may obtain nonpublic personal information about you. We assure you that such information is used only for the purpose of providing our products and services to you.

Protecting Confidentiality

Our agents and Company associates may have access to nonpublic personal information only for the purpose of providing our products or services to you. We maintain physical, electronic and procedural safeguards against unauthorized use of your nonpublic personal information.

Information We Obtain

To assist in underwriting and servicing your policy, we may obtain nonpublic personal information about you. For example, we routinely obtain information through applications, forms related to our products or services, from visiting www.auto-owners.com, and your transactions with us. We may obtain such information from our affiliates, independent insurance agents, governmental agencies, third parties, or consumer reporting agencies.

The type of information that we collect depends on the product or service requested, but may include your name, address, contact information, social security number, credit history, claims history, information to properly investigate and resolve any claims, or billing information. We may obtain your medical history with your permission. The nature and extent of the information we obtain varies based on the nature of the products and services you receive.

The Internet and Your Information

If you would like to learn about how we gather and protect your information over the Internet, please see our online privacy statement at www.auto-owners.com/privacy.

Generally, Auto-Owners may use cookies, analytics, and other technologies to help us provide users with better service and a more customized web experience. Our business partners may use tracking services, analytics, and other technologies to monitor visits to www.auto-owners.com. The website may use web beacons in addition to cookies. You may choose to not accept cookies by changing the settings in your web browser.

Information obtained on our websites may include IP address, browser and platform types, domain names, access times, referral data, and your activity while using our site; who should use our web site; the security of information over the Internet; and links and co-branded sites.

Limited Disclosure

Auto-Owners Insurance Group companies do not disclose any nonpublic personal information about their customers or former customers except as permitted by law. We do not sell your personal information to anyone. We do not offer an opportunity for you to prevent or "opt out of" information sharing since we only share personal information with others as allowed by law.

When sharing information with third parties to help us conduct our business, we require them to protect your personal information. We do not permit them to use or share your personal information for any purpose other than the work they are doing on our behalf or as required by law.

The types of information disclosed may include personal information we collect as necessary to service your policy or account, investigate and pay claims, comply with state and federal regulatory requests or demands, and process other transactions that you request. Third parties that receive disclosures may include your independent agent, regulators, reinsurance companies, fraud prevention agencies, or insurance adjusters.

How Long We Retain Your Information

We generally retain your information as long as reasonably necessary to provide you services or to comply with applicable law and in accordance with our document retention policy. We may retain copies of information about you and any transactions or services you have used for a period of time that is consistent with applicable law, applicable statute of limitations or as we believe is reasonably necessary to comply with applicable law, regulation, legal process or governmental request, to detect or prevent fraud, to collect fees owed, to resolve disputes, to address problems with our services, to assist with investigations, to enforce other applicable agreements or policies or to take any other actions consistent with applicable law.

In some circumstances we may anonymize your personal information (so that it can no longer be associated with you) for research or statistical purposes, in which case we may use this information indefinitely without further notice to you. This allows the specific information collected (name, email, address, phone number, etc.) to become anonymous, but allows Auto-Owners to keep the transaction or engagement data.

Changes to the Privacy Policy

We will provide a notice of our privacy policy as required by law. This policy may change from time to time, but you can always review our current policy by visiting our website at www.auto-owners.com/privacy or by contacting us.

Contact Us

Auto-Owners Insurance Company
Phone: 844-359-4595 (toll free)
Email: privacyrequest@aoins.com

*Auto-Owners Insurance Group includes, Auto-Owners Insurance Company, Auto-Owners Life Insurance Company, Home-Owners Insurance Company, Owners Insurance Company, Property-Owners Insurance Company and Southern-Owners Insurance Company.

Policy Number: 204607-39900837-25
Insurance Company: OWNERS INSURANCE COMPANY
Renewal Effective Date: 07-01-2025

Dear Policyholder,

Thank you for choosing us for your insurance needs. Your policy is set to renew on the renewal effective date shown above. This letter gives you advance notice of change(s) as listed below:

Your renewal includes a change in deductible or a material reduction in the limits or coverage of the policy or contract. Please see notices attached.

This notice is for informational purposes only. Your policy contains the specific terms and conditions of coverage.

If you have any questions regarding your policy or this notice, please contact your Auto-Owners Insurance agency.

NOTIFICATION OF POSSIBLE CHANGES IN COVERAGE FOR TERRORISM

Dear Policyholder:

The Terrorism Risk Insurance Act (including ensuing Congressional actions pursuant to the Act) will expire on December 31, 2027 unless the Federal government extends the Act. What this means to you is the following:

1. Subject to policy terms and conditions, the enclosed policy will provide insurance coverage for certified acts of terrorism as defined in the Act only until December 31, 2027.
2. A conditional endorsement entitled, Conditional Exclusion Of Terrorism Involving Nuclear, Biological Or Chemical Terrorism (Relating To Disposition Of Federal Terrorism Risk Insurance Act) is enclosed. This conditional endorsement will only apply if the Act is not extended or if the Act is revised to increase statutory deductibles, decrease the federal government's share in potential losses above the statutory deductibles, change the levels, terms or conditions of coverage and we are no longer required to make terrorism coverage available and elect not to do so. It will not apply if the Act is simply extended.
3. The conditional endorsement will provide coverage for an incident of terrorism pursuant to the terms and conditions of the policy only if the incident does not involve nuclear, biological or chemical material.
4. A premium charge for the conditional endorsement will be applied effective January 1, 2028. The premium will be pro rated for the remainder of the policy term and is one-half of the current premium charge appearing in the Declarations for TERRORISM - CERTIFIED ACTS. However, it will only be made if the Terrorism Risk Insurance Act (including ensuing Congressional actions pursuant to the Act) is not extend. Revised Declarations will be mailed to you after January 1, 2028.
5. If the Act is extended without any revision, the enclosed policy will continue to provide coverage for certified acts of terrorism. The conditional endorsement will not be activated and the changes in coverage or premium referenced above will not apply.
6. If the Act is extended with revisions or is replaced, and we are required or elect to continue to offer coverage for certified acts of terrorism, we may amend this policy in accordance with the provisions of the revised Act or its replacement.

This notice is for informational purposes only.

If you have any questions concerning your policy or this notice, please contact your Auto-Owners agency.

NOTICE OF CHANGE IN POLICY TERMS CYBER INCIDENT EXCLUSION

NOTICE OF REDUCTION IN COVERAGE

Dear Policyholder,

The Commercial Property coverage provided by this policy is amended by form 64393 (8-22) CYBER INCIDENT EXCLUSION. This endorsement excludes loss or damage caused directly or indirectly by a cyber incident. This exclusion is a clarification on intended coverage and may result in a reduction in coverage. There is no premium impact as a result of this change.

This notice is for informational purposes only. Your policy contains the specific terms and conditions of coverage.

Please review the endorsement and your policy carefully. If you have any questions regarding your policy or this notice, please contact your Auto-Owners Insurance agent.

NOTICE OF CHANGE IN POLICY TERMS COMMERCIAL PROPERTY VALUE ADJUSTMENT

Dear Policyholder,

A new replacement cost estimate has been obtained by Auto-Owners for each building covered on your policy. The coverage limit for the building(s) on your policy are lower than the coverage limit returned by the new replacement cost estimates. Effective with this renewal, building coverage limit(s) have been increased to match the new replacement cost estimates. Please contact your Auto-Owners Agency with any questions.

This notice is for informational purposes only. This notice provides no coverage and it must not be construed to replace or modify any provisions of your policy or endorsements. Your policy contains the specific terms, limits and conditions of coverage, and supersedes this notice.

You have the right to renew your policy. You also have the right to cancel your policy at any time. To cancel your policy, please provide the date on which cancellation is to take effect.

Please review your policy carefully. If you have any questions, please contact your Auto-Owners Insurance Agency.

INSURANCE COMPANY
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

TAILORED PROTECTION POLICY DECLARATIONS

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030 515-267-0405

Renewal Effective 07-01-2025

POLICY NUMBER 204607-39900837-25

INSURED ASPEN GLEN TOWNHOME ASSOCIATION
C/O CARLA SCHAFFNER

Company Use 39-46-IA-2007

ADDRESS PO BOX 1308
ANKENY IA 50021-0977

Company
Bill

Policy Term	
12:01 a.m.	12:01 a.m.
to	
07-01-2025	07-01-2026

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

55039 (11-87)

COMMON POLICY INFORMATION

Business Description: Condo Association

Entity: Association

Program: Condominium-Residential Association

Discount Applies For Affiliation With: City State Bank

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S):		PREMIUM
COMMERCIAL PROPERTY COVERAGE		\$46,704.00
COMMERCIAL GENERAL LIABILITY COVERAGE		\$3,277.00
	TOTAL	\$49,981.00
TOTAL POLICY PREMIUM IF ON FULL PAY PLAN BY 07-01-2025		\$44,542.00
THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.		
The Paid in Full Discount does not apply to fixed fees, statutory charges or minimum premiums.		

Forms that apply to all coverage part(s) shown above (except garage liability, dealer's blanket, commercial automobile, if applicable):
IL0017 (11-85) 55003 (07-12) 59390 (11-20)

Countersigned By: _____

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

54104 (07-87)

COMMERCIAL PROPERTY COVERAGE

55198 (12-10)

PREMIER PROPERTY PLUS COVERAGE PACKAGE DECLARATION

The coverages and limits below apply separately to each location or sublocation that sustains a loss to covered property and is designated in the Commercial Property Coverage Declarations. No deductible applies to the below Property Plus Coverages.

COVERAGE	LIMIT
ACCOUNTS RECEIVABLE	\$200,000
BAILEES	\$15,000
	\$10,000 PER ITEM
BUSINESS INCOME & EXTRA EXPENSE W/RENTAL VALUE, INCLUDING NEWLY ACQUIRED LOC'S 0 HOUR WAITING PERIOD	\$150,000
DEBRIS REMOVAL	\$100,000
ELECTRONIC DATA PROCESSING EQUIPMENT	\$100,000
EMPLOYEE DISHONESTY	\$50,000
FINE ARTS, COLLECTIBLES AND MEMORABILIA	\$50,000
	\$10,000 PER ITEM
FIRE DEPARTMENT SERVICE CHARGE	\$25,000
FORGERY AND ALTERATION	\$50,000
MONEY AND SECURITIES INSIDE PREMISES	\$50,000
MONEY AND SECURITIES OUTSIDE PREMISES	\$50,000
NEWLY ACQUIRED BUSINESS PERSONAL PROPERTY	\$500,000 FOR 90 DAYS
NEWLY ACQUIRED OR CONSTRUCTED PROPERTY	\$1,000,000 FOR 90 DAYS
ORDINANCE OR LAW	SEE COMMERCIAL PROPERTY DECLARATIONS
OUTDOOR PROPERTY	\$25,000
TREES, SHRUBS OR PLANTS	\$1,000 PER ITEM
RADIO OR TELEVISION ANTENNAS	\$20,000
PERSONAL EFFECTS AND PROPERTY OF OTHERS	\$50,000
POLLUTANT CLEAN UP AND REMOVAL	\$100,000
PROPERTY IN TRANSIT	\$100,000
PROPERTY OFF PREMISES	\$100,000
REFRIGERATED PRODUCTS	\$25,000
SALESPERSON'S SAMPLES	\$25,000

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

55198 (12-10)

PREMIER PROPERTY PLUS COVERAGE PACKAGE DECLARATION

COVERAGE	LIMIT
UTILITY SERVICES FAILURE	\$150,000
VALUABLE PAPERS AND RECORDS ON PREMISES	\$150,000
VALUABLE PAPERS AND RECORDS OFF PREMISES	\$25,000
WATER BACK-UP FROM SEWERS OR DRAINS	\$50,000

Forms that apply to this coverage part:

64004 (12-10)	54198 (12-10)	54334 (12-10)	64020 (12-10)	54189 (12-10)
54186 (12-10)	54218 (03-13)	54217 (07-17)	54216 (03-13)	54214 (03-13)
54221 (12-10)	54220 (06-00)	54219 (12-10)	54338 (03-13)	54339 (03-13)
64010 (12-10)	54754 (12-00)	64352 (12-20)	64000 (12-10)	

Coverages Provided

Insurance at the described premises applies only for coverages for which a limit of insurance is shown.

LOCATION 0001 - BUILDING 0001

Location: 1103-1117 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770	County: Polk
Program: Condominium-Residential A	Construction: Frame
Protection Class: 02	Class Code: 0333
Class Rate - Building: 0.187	

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,852,168		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.049	\$908.00
Basic Group II	100%	\$10,000*		0.121	\$2,241.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.026	\$482.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$611.00
Tier: Premier					
Equipment Breakdown			Excluded		

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0002

Location: 1104-1118 Se Birch Ln, Ankeny, IA 50021-4016

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

County: Polk

Program: Condominium-Residential A

Construction: Frame

Protection Class: 02

Class Code: 0333

Class Rate - Building: 0.187

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,852,168		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.049	\$908.00
Basic Group II	100%	\$10,000*		0.121	\$2,241.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.026	\$482.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$611.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0003

Location: 1119-1125 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

County: Polk

Program: Condominium-Residential A

Construction: Frame

Protection Class: 02

Class Code: 0333

Class Rate - Building: 0.187

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$949,660		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.051	\$484.00
Basic Group II	100%	\$10,000*		0.167	\$1,586.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.027	\$256.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$391.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0004

Location: 1130-1144 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

County: Polk

Program: Condominium-Residential A

Construction: Frame

Protection Class: 02

Class Code: 0333

Class Rate - Building: 0.187

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,852,168		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.049	\$908.00
Basic Group II	100%	\$10,000*		0.121	\$2,241.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.026	\$482.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$611.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

LOCATION 0001 - BUILDING 0005

Location: 1135-1141 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

County: Polk

Program: Condominium-Residential A

Construction: Frame

Protection Class: 02

Class Code: 0333

Class Rate - Building: 0.187

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$949,660		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.051	\$484.00
Basic Group II	100%	\$10,000*		0.167	\$1,586.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.027	\$256.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$391.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0006

Location: 1131-1145 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

Rating Information

Territory: 770
Program: Condominium-Residential A
Protection Class: 02
Class Rate - Building: 0.187

County: Polk
Construction: Frame
Class Code: 0333

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$949,660		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.051	\$484.00
Basic Group II	100%	\$10,000*		0.167	\$1,586.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.027	\$256.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$391.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0007

Location: 1204-1218 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770
Program: Condominium-Residential A
Protection Class: 02
Class Rate - Building: 0.187

County: Polk
Construction: Frame
Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,852,168		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.049	\$908.00
Basic Group II	100%	\$10,000*		0.121	\$2,241.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.026	\$482.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$611.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0008

Location: 1203-1217 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

Program: Condominium-Residential A

Protection Class: 02

Class Rate - Building: 0.187

County: Polk

Construction: Frame

Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,852,168		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.049	\$908.00
Basic Group II	100%	\$10,000*		0.121	\$2,241.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.026	\$482.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$611.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0009

Location: 1220-1234 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

Program: Condominium-Residential A

Protection Class: 02

Class Rate - Building: 0.187

County: Polk

Construction: Frame

Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,852,168		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.034	\$630.00
Basic Group II	100%	\$10,000*		0.083	\$1,537.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.019	\$352.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$424.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0010

Location: 1221-1235 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770
 Program: Condominium-Residential A
 Protection Class: 02
 Class Rate - Building: 0.187

County: Polk
 Construction: Frame
 Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,852,168		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.049	\$908.00
Basic Group II	100%	\$10,000*		0.121	\$2,241.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.026	\$482.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$611.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0011

Location: 1304-1314 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

Program: Condominium-Residential A

Protection Class: 02

Class Rate - Building: 0.187

County: Polk

Construction: Frame

Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,442,376		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.034	\$490.00
Basic Group II	100%	\$10,000*		0.084	\$1,212.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.019	\$274.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$332.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0012

Location: 1307-1313 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

Program: Condominium-Residential A

Protection Class: 02

Class Rate - Building: 0.187

County: Polk

Construction: Frame

Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$955,552		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.037	\$354.00
Basic Group II	100%	\$10,000*		0.121	\$1,156.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.019	\$182.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$285.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0013

Location: 1303-1317 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

Program: Condominium-Residential A

Protection Class: 02

Class Rate - Building: 0.187

County: Polk

Construction: Frame

Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$955,552		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.037	\$354.00
Basic Group II	100%	\$10,000*		0.121	\$1,156.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.019	\$182.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$285.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0014

Location: 1322-1324 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770
 Program: Condominium-Residential A
 Protection Class: 02
 Class Rate - Building: 0.187

County: Polk
 Construction: Frame
 Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$949,660		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.032	\$304.00
Basic Group II	100%	\$10,000*		0.105	\$997.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.017	\$161.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$246.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

LOCATION 0001 - BUILDING 0015

Location: 1321-1331 Se Birch Ln, Ankeny, IA 50021-4035

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Territory: 770

Program: Condominium-Residential A

Protection Class: 02

Class Rate - Building: 0.187

County: Polk

Construction: Frame

Class Code: 0333

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,056,950		
Causes of Loss					
Basic Group I	100%	\$10,000*		0.034	\$359.00
Basic Group II	100%	\$10,000*		0.087	\$920.00
Windstorm/Hail	100%	3% *			Included
Special	100%	\$10,000*		0.019	\$201.00
Theft	100%	\$10,000*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.009					
Replacement Cost					
Property Plus Coverage Package		None	See 55198 (12-10)		\$249.00
Tier: Premier					
Equipment Breakdown			Excluded		
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$10,000	Incl in Bldg Limit		Included
Coverage B-Demolition		\$10,000	\$160,000		Included
Coverage C-Increased Cost		\$10,000	\$160,000		Included

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64393 (08-22)	64036 (02-12)	CP0090 (07-88)	64000 (12-10)	64013 (12-10)
64010 (12-10)	64020 (12-10)	64004 (12-10)	54754 (12-00)	54585 (12-10)
64352 (12-20)	59390 (11-20)			

COMMERCIAL PROPERTY COVERAGE - LOCATION 0001 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54833, 59390	\$459.00
LOCATION 0001	\$46,704.00

55040 (11-87)

COMMERCIAL GENERAL LIABILITY COVERAGE

COVERAGE	LIMITS OF INSURANCE
General Aggregate	\$2,000,000
(Other Than Products-Completed Operations)	
Products-Completed Operations Aggregate	\$2,000,000
Personal And Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Assn Directors/Officers Errors and Omissions Agg	\$1,000,000
Assn Directors/Officers Errors and Omissions Occ	\$1,000,000

Owners Ins. Co.

Issued 05-13-2025

AGENCY SCOTT INSURANCE SERVICES II INC
07-0876-00 WS MKT TERR 030

Company POLICY NUMBER 204607-39900837-25
Bill 39-46-IA-2007

INSURED ASPEN GLEN TOWNHOME ASSOCIATION

Term 07-01-2025 to 07-01-2026

COVERAGE	LIMITS OF INSURANCE
COMMERCIAL GENERAL LIABILITY PLUS ENDORSEMENT	
Damage to Premises Rented to You (Fire, Lightning, Explosion, Smoke or Water Damage)	\$300,000 Any One Premises
Medical Payments	\$10,000 Any One Person
Hired Auto & Non-Owned Auto	\$1,000,000 Each Occurrence
Expanded Coverage Details See Form:	
Extended Watercraft	
Personal Injury Extension	
Broadened Supplementary Payments	
Broadened Knowledge Of Occurrence	
Additional Products-Completed Operations Aggregate	
Blanket Additional Insured - Lessor of Leased Equipment	
Blanket Additional Insured - Managers or Lessors of Premises	
Newly Formed or Acquired Organizations Extension	
Blanket Waiver of Subrogation	

Twice the "General Aggregate Limit", shown above, is provided at no additional charge for each 12 month period in accordance with form 55885.

AUDIT TYPE: Non-Audited

Forms that apply to this coverage:

59350 (01-15)	55405 (07-08)	55146 (06-04)	CG2106 (05-14)	55091 (05-17)
55010 (05-17)	CG2004 (11-85)	CG2167 (12-04)	IL0021 (07-02)	CG2648 (06-08)
59325 (12-19)	CG0001 (04-13)	IL0276 (06-89)	IL0017 (11-85)	55537 (05-17)
55513 (05-17)	CG2109 (06-15)	55029 (05-17)	CG2132 (05-09)	CG2147 (12-07)
55885 (05-17)	59390 (11-20)			

LOCATION 0001 - BUILDING 0001

Location: 1103-1117 Se Birch Ln, Ankeny, IA 50021-4035

Territory: 003

County: Polk

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Commercial General Liability Plus Endorsement Included At 7.5% Of The Premises Operation Premium	00501	Prem/Op	Prem/Op Prem Included	Included	Included
Assn Directors/Officers Errors And Omissions	00811	Professional	Flat Charge 92		\$463.00
Condominiums - Residential - (Association Risk Only)	62003	Prem/Op Prod/Comp Op	Units 92 92	Each 1 26.437 3.802	\$2,432.00 \$350.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0001 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 55405, 59390	\$32.00
LOCATION 0001	\$3,277.00

64326 (7-19)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CHANGES - ACTUAL CASH VALUE AND DEPRECIATION

This endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART

Wherever it appears in this Coverage Part and any endorsement attached to this Coverage Part:

1. Actual cash value means the cost to repair or replace lost or damaged property with property of similar quality and features reduced by the amount of depreciation applicable to the lost or damaged property immediately prior to the loss.
2. Depreciation means a decrease in value because of age, wear, obsolescence or market value and includes:
 - a. The cost of materials, labor and services;

- b. Any applicable taxes; and
- c. Profit and overhead necessary to repair, rebuild or replace lost or damaged property.

The meanings of actual cash value and depreciation in this endorsement supersedes any provision in this Coverage Part and any endorsement attached to this Coverage Part to the contrary.

All other policy terms and conditions apply.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CYBER INCIDENT EXCLUSION

This endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART
STANDARD PROPERTY POLICY

A. EXCLUSIONS is amended.

The following exclusion is added to **B. EXCLUSIONS** of the policy.

We will not pay for loss or damage caused directly or indirectly by the following. Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss.

Cyber Incident

1. Unauthorized access to or use of any computer system, including "electronic data".
2. Malicious code, virus or any other harmful code that is directed at, enacted upon or introduced into any computer system, including "electronic data", and is designed to access, alter, corrupt, damage, delete, destroy, disrupt, encrypt, exploit, use or prevent or restrict access to or the use of any part of any computer system, including "electronic data", or otherwise disrupt its normal functioning or operation.
3. Denial of service attack which disrupts, prevents or restricts access to or use of any computer system, or otherwise disrupts its normal functioning or operation.

However, exclusions **A.1. - 3.** do not apply to:

- a. Loss or damage resulting in fire or explosion; or
- b. Vandalism.

B. DEFINITIONS is amended.

The following definition is added to **G. DEFINITIONS**.

"Electronic Data":

1. Means information, facts, images or sounds stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, on electronic storage devices including, but not limited to, hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.
2. Is not tangible property.
3. Does not include the insured's "electronic data" that is licensed, leased, rented or loaned to others.

All other policy terms and conditions apply.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF PROPERTY DEDUCTIBLE

This endorsement modifies insurance provided under the following:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM
 CONDOMINIUM ASSOCIATION COVERAGE FORM
 CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM

SECTION **D. DEDUCTIBLE** is deleted and replaced by the following:

D. DEDUCTIBLE

The applicable Deductible shown in the Declarations will apply separately to:

1. Each building sustaining loss or damage.
2. The personal property at each building at which there is loss or damage to personal property.

However, if there is loss or damage to both a building and its personal property, only one deductible will apply for that building.

In any one occurrence of loss or damage (hereinafter referred to as loss), the Deductible shown in the Declarations will apply as follows:

- a. We will first reduce the amount of loss if required by the Coinsurance Condition or the Agreed Value Optional Coverage.
 - (1) If the adjusted amount of loss is less than or equal to the Deductible, we will not pay for that loss.
 - (2) If the adjusted amount of loss exceeds the Deductible, we will then subtract the Deductible from the adjusted amount of the loss and will pay the resulting amount or the Limit of Insurance, whichever is less.
- b. If paragraph a., above does not apply:
 - (1) If the amount of loss is less than or equal to the Deductible, we will not pay for that loss.
 - (2) If the amount of loss exceeds the Deductible, we will then subtract the Deductible from the loss and will pay the resulting amount or the Limit of Insurance, whichever is less.

When the occurrence involves loss to more than one item of Covered Property and separate Limits of Insurance apply, the losses will not be combined in determining application of the Deductible.

- c. No Deductible applies to the following Additional Coverages:

- (1) Fire Department Service Charge;
- (2) Fire Extinguisher Systems Recharge Expense;
- (3) Arson Reward;
- (4) Theft Reward; and
- (5) Rekeying of Locks.

In the following Examples, the figures used are for illustrative purposes only and do not reflect your actual insurance.

The following Examples assume there is no Coinsurance penalty.

EXAMPLE #1

Deductible:	\$ 250
Limit of Insurance - Building #1:	\$60,000
Limit of Insurance - Building #2:	\$80,000
Loss to Building #1:	\$60,100
Loss to Building #2:	\$80,200

The amount of loss to Building #1 (\$60,100) is less than the sum (\$60,250) of the Limit of Insurance applicable to Building #1 plus the Deductible. The amount of loss to Building #2 (\$80,200) is less than the sum (\$80,250) of the Limit of Insurance applicable to Building #2 plus the Deductible.

The Deductible will be subtracted from the amount of loss in calculating the loss payable for Building #1 and Building #2.

\$60,100	
- 250	
\$59,850	Loss Payable - Building #1
\$80,200	
- 250	
\$79,950	Loss Payable - Building #2

EXAMPLE #2

The Deductible and Limits of Insurance are the same as those in Example #1.

Loss to Building #1: (Exceeds Limit of Insurance plus Deductible)	\$70,000
Loss to Building #2: (Exceeds Limit of Insurance plus Deductible)	\$90,000
Loss Payable - Building #1: (Limit of Insurance)	\$60,000
Loss Payable - Building #1: (Limit of Insurance)	\$80,000
Total amount of loss payable:	\$140,000

All other policy terms and conditions apply.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CONDITIONAL EXCLUSION OF TERRORISM INVOLVING NUCLEAR, BIOLOGICAL OR CHEMICAL TERRORISM (RELATING TO DISPOSITION OF FEDERAL TERRORISM RISK INSURANCE ACT)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART

A. Applicability Of This Endorsement

1. The provisions of this endorsement will apply if and when one of the following situations occurs:

a. The federal Terrorism Risk Insurance Program ("Program"), established by the Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act), terminates; or

b. The Program is renewed, extended or otherwise continued in effect:

(1) With revisions that increase insurers' statutory percentage deductible or decrease the federal government's statutory percentage share in potential terrorism losses above such deductible, or that results in a change in the level or terms or conditions of coverage; and

(2) We are not required by the Program to make terrorism coverage available to you and elect not to do so.

2. When this endorsement becomes applicable in accordance with the terms of A.1.a. or A.1.b., above, it supersedes any terrorism

endorsement already endorsed to this policy that addresses "certified acts of terrorism".

3. If this endorsement does NOT become applicable, then any terrorism endorsement already endorsed to this policy, that addresses "certified acts of terrorism", will remain in effect. However, if the Program is renewed, extended or otherwise continued in effect with revisions that change the level or terms or conditions of coverage, and we are required to offer you the revised coverage or to provide revised coverage to those who previously accepted coverage under the Program, then we will take the appropriate steps in response to the federal requirements.

B. The following definition is added and applies under this endorsement wherever the term terrorism is enclosed in quotation marks.

"Terrorism" means activities against persons, organizations or property of any nature:

- 1. That involve the following or preparation for the following:**
 - a. Use or threat of force or violence; or**
 - b. Commission or threat of a dangerous act; or**

- c. Commission or threat of an act that interferes with or disrupts an electronic, communication, information, or mechanical system; and
2. When one or both of the following applies:
 - a. The effect is to intimidate or coerce a government or the civilian population or any segments thereof, or to disrupt any segment of the economy; or
 - b. It appears that the intent is to intimidate or coerce a government or the civilian population, or to further political, ideological, religious, social or economic objectives or to express (or express opposition to) a philosophy or ideology.
- C. The following exclusion is added:

Exclusion Of "Terrorism"

We will not pay for "bodily injury", "property damage", "personal injury" or "advertising injury" caused directly or indirectly by "terrorism", including action in hindering or defending against an actual or expected incident of "terrorism". All "bodily injury", "property damage", "personal injury" or "advertising injury" is excluded regardless of any other cause or event that contributes concurrently or in any sequence to such

injury or damage. This exclusion applies only when one or more of the following are attributed to an incident of "terrorism":

1. The "terrorism" is carried out by means of the dispersal or application of radioactive material, or through the use of a nuclear weapon or device that involves or produces a nuclear reaction, nuclear radiation or radioactive contamination;
2. Radioactive material is released, and it appears that one purpose of the "terrorism" was to release such material;
3. The "terrorism" is carried out by means of the dispersal or application of pathogenic or poisonous biological or chemical materials; or
4. Pathogenic or poisonous biological or chemical materials are released, and it appears that one purpose of the "terrorism" was to release such materials.

Multiple incidents of "terrorism" which occur within a 72-hour period and appear to be carried out in concert or to have a related purpose or common leadership will be deemed to be one incident, regardless of whether this endorsement was in effect during the entirety of that time period or not.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CONDITIONAL EXCLUSION OF TERRORISM INVOLVING NUCLEAR, BIOLOGICAL OR CHEMICAL TERRORISM (RELATING TO DISPOSITION OF FEDERAL TERRORISM RISK INSURANCE ACT)

This endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART

A. Applicability Of This Endorsement

1. The provisions of this endorsement will apply if and when one of the following situations occurs:

a. The federal Terrorism Risk Insurance Program ("Program"), established by the Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act), terminates; or

b. The Program is renewed, extended or otherwise continued in effect:

(1) With revisions that increase insurers' statutory percentage deductible or decrease the federal government's statutory percentage share in potential terrorism losses above such deductible, or that results in a change in the level or terms or conditions of coverage; and

(2) We are not required by the Program to make terrorism coverage available to you and elect not to do so.

2. When this endorsement becomes applicable in accordance with the terms of A.1.a. or A.1.b., above, it supersedes any terrorism endorsement already endorsed to this policy that addresses "certified acts of terrorism".

3. If this endorsement does NOT become applicable, then any terrorism endorsement already endorsed to this policy, that addresses "certified acts of terrorism", will remain in effect. However, if the Program is renewed, extended or otherwise continued in effect with revisions that change the level or terms or conditions of coverage, and we are required to offer you the revised coverage or to provide the revised coverage to those who previously accepted coverage under the Program, then we will take the appropriate steps in response to the federal requirements.

B. The following definition is added and applies under this endorsement wherever the term terrorism is enclosed in quotation marks.

"Terrorism" means activities against persons, organizations or property of any nature:

- 1. That involve the following or preparation for the following:**
 - a. Use or threat of force or violence; or**
 - b. Commission or threat of a dangerous act; or**
 - c. Commission or threat of an act that interferes with or disrupts an electronic, communication, information, or mechanical system; and**

2. When one or both of the following applies:
 - a. The effect is to intimidate or coerce a government or the civilian population or any segments thereof, or to disrupt any segment of the economy; or
 - b. It appears that the intent is to intimidate or coerce a government or the civilian population, or to further political, ideological, religious, social or economic objectives or to express (or express opposition to) a philosophy or ideology.

C. The following exclusion is added:

Exclusion Of "Terrorism"

We will not pay for loss or damage caused directly or indirectly by "terrorism", including action in hindering or defending against an actual or expected incident of "terrorism". Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss. This exclusion applies only when one or more of the following are attributed to an incident of "terrorism":

1. The "terrorism" is carried out by means of the dispersal or application of radioactive material, or through the use of a nuclear weapon or device that involves or produces a nuclear reaction, nuclear radiation or radioactive contamination;

2. Radioactive material is released, and it appears that one purpose of the "terrorism" was to release such material;
3. The "terrorism" is carried out by means of the dispersal or application of pathogenic or poisonous biological or chemical materials; or
4. Pathogenic or poisonous biological or chemical materials are released, and it appears that one purpose of the "terrorism" was to release such materials.

Multiple incidents of "terrorism" which occur within a 72-hour period and appear to be carried out in concert or to have a related purpose or common leadership will be deemed to be one incident, regardless of whether this endorsement was in effect during the entirety of that time period or not.

D. Exception To Exclusion Of "Terrorism" For Certain Fire Losses

If "terrorism" results in fire, we will pay for the loss or damage caused by that fire, subject to all applicable policy provisions including the Limit of Insurance on the affected property. Such coverage for fire applies only to direct loss or damage caused by fire to Covered Property. Therefore, for example, the coverage does not apply to insurance provided under Business Income and/or Extra Expense coverage forms or endorsements that apply to those coverage forms or to the Legal Liability Coverage Form.

**CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
AND
IMPORTANT INFORMATION REGARDING TERRORISM RISK
INSURANCE COVERAGE**

It is agreed:

1. With respect to any one or more certified acts of terrorism, we will not pay any amounts for which we are not responsible because of the application of any provision which results in a cap on our liability for payments for terrorism losses in accordance with the terms of the federal Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act).
2. Certified act of terrorism means any act certified by the Secretary of the Treasury, in consultation with:
 - a. the Secretary of Homeland Security; and
 - b. the Attorney General of the United Statesto be an act of terrorism as defined and in accordance with the federal Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act).
3. Under the federal Terrorism Risk Act of 2002 (including ensuing Congressional actions pursuant to the Act) a terrorist act may be certified:
 - a. if the aggregate covered commercial property and casualty insurance losses resulting from the terrorist act exceed \$5 million; and
 - b. (1) if the act of terrorism is:
 - a) a violent act; or
 - b) an act that is dangerous to human life, property or infrastructure; and(2) if the act is committed:
 - a) by an individual or individuals as part of an effort to coerce the civilian population of the United States; or
 - b) to influence the policy or affect the conduct of the United States government by coercion.

All other policy terms and conditions apply.

IMPORTANT INFORMATION REGARDING TERRORISM RISK INSURANCE COVERAGE

The Terrorism Risk Insurance Act of 2002 was signed into law on November 26, 2002. The Act (including ensuing Congressional actions pursuant to the Act) defines an act of terrorism, to mean any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States to be (i) an act of terrorism; (ii) to be a violent act or an act that is dangerous to human life, property or infrastructure; (iii) to have resulted in damage within the United States or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and (iv) to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States government by coercion.

Subject to the policy terms and conditions, this policy provides insurance coverage for acts of terrorism as defined in the Act.

Any coverage for certain commercial lines of property and casualty insurance provided by your policy for losses caused by certified acts of terrorism are partially paid by the federal government under a formula established by federal law. Under this formula, the government will reimburse us for 85% of such covered losses that exceed the statutory deductible paid by us. However, beginning January 1, 2016 the share will decrease 1% per calendar year until it equals 80%. **You should also know that in the event aggregate insured losses exceed \$100 billion during any year the Act is in effect, then the federal government and participating United States insurers that have met their insurer deductible shall not be liable for the payment of any portion of that amount of the loss that exceeds \$100 billion. In the event that aggregate insured losses exceed \$100 billion annually, no additional claims will be paid by the federal government or insurers.** This formula is currently effective through December 31, 2020 unless extended.

The premium charge, if any, for this coverage is shown separately on the attached Declarations page. In the event of a certified act of terrorism, future policies also may include a government assessed terrorism loss risk-spreading premium in accordance with the provisions of the Act.

Please contact us if you would like to reject coverage for certified acts of terrorism.