

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## CONDOMINIUM UNIT-OWNERS COVERAGE – FLORIDA

### Limit of Liability \$

The following coverage is added for the limit of liability shown in the Declarations.

### Unit-Owners Building Items

We cover for direct physical loss caused by the PERILS INSURED AGAINST:

- a. The alterations, appliances, fixtures and improvements which are part of the building contained within your unit;
- b. Items of real property which pertain exclusively to your unit;
- c. Property which is your insurance responsibility under a corporation or association of property owners agreement; or
- d. Structures owned solely by you, other than the Described Location, on the premises of the Described Location.

This coverage does not apply to land, including land on which the Described Location, real property or structures are located.

This coverage is limited to the "principal building" for the perils of "catastrophic ground coverage collapse" and "sinkhole loss."

However, we do not cover:

- a. Structures used in whole or in part for commercial, manufacturing or farming purposes; or
- b. Structures rented or held for rental to any person not a tenant of the Described Location, unless used solely as a private garage;
- c. Any structure, whether attached to the unit or not, enclosed by screens on more than one side, constructed to be open to the weather, and not constructed of and covered by the same or substantially the same materials as that of the building in which your unit is located.
- d. Carports, open sided porches that have a roof covering, and patios that have a roof covering, whether attached to the unit or not, and not constructed of and covered by the same or substantially the same

materials as that of the building in which your unit is located;

- e. Awnings, aluminum carports, and aluminum framed screened enclosures, whether attached to the unit or not;
- f. Any structure or attachment, whether attached to the unit or not, where that structure's roof coverings or exterior wall coverings are of thatch, lattice, slats, or similar material; and
- g. Slat houses, chickees, tiki huts, gazebos, cabanas, canopies, pergolas, or similar structures, constructed to be open to the weather, all whether attached to the unit or not.

In Form **SIC DP-3**:

The following Special Limit Of Liability is added:

### Special Limit Of Liability.

The total limit of liability for Unit-Owners Building Items, COVERAGE **D**, and COVERAGE **E** combined is \$10,000 per policy period for cosmetic or aesthetic damages to floors.

- a. Cosmetic or aesthetic damage includes, but is not limited to, chips, scratches, dents, marring or any other damage that covers less than 5% of the total floor surface area of your unit and does not prevent typical use of the floor.
- b. This limit includes the cost of tearing out and replacing any part of the building necessary to repair the damaged flooring.
- c. Unless otherwise excluded, \$10,000 is the most we will pay for the total of all loss or costs payable, including COVERAGE **D** and COVERAGE **E** under this Special Limit of Liability regardless of the:
  - (1) Number of locations insured;
  - (2) Number of occurrences or claims made; or
  - (3) Number of "insureds."
- d. This coverage does not increase the limit of liability applying to Unit-Owners Building Items and COVERAGE **D** and **E**.

e. This limit does not apply to cosmetic or aesthetic damage to floors caused by a Peril Insured Against as named and described under **COVERAGE C – PERSONAL PROPERTY**.

The following **CONDITIONS** apply only to the coverage provided by this endorsement:

#### **Other Insurance**

If at the time of loss there is other insurance in the name of a corporation or association of property owners covering the same property covered by this policy, this insurance will be excess over the amount recoverable under such other insurance.

However, if a loss covered by this policy:

- a. Is covered by other insurance covering the same property; and
- b. Such other insurance is excess insurance over the amount recoverable under any other policy covering the same property;

We will pay only the proportion of the loss that the limit of liability that applies under this policy bears to the total amount of such insurance covering the loss.

The following **CONDITION** applies only to the **COVERAGE** provided by this endorsement:

#### **Loss Settlement**

Unit-Owners Building Items losses are settled as follows:

- a. At the actual cost to repair or replace;
- b. We will initially pay at least the actual cash value of the insured loss, less any applicable deductible. We will then pay any remaining amounts necessary to perform such repairs as work is performed and expenses are incurred, subject to a. above.

If a total loss of the dwelling occurs, the provisions of b. above do not apply and we will pay the replacement cost coverage without reservation or holdback of any depreciation in value, pursuant to Section 627.702, Florida Statutes.

c. This does not prohibit us from exercising our right to repair damaged property in compliance with this policy and pursuant to Section 627.702(7), Florida Statutes.

d. In the event of "sinkhole loss," paragraph b. above is deleted and replaced with Loss Settlement paragraph 5.e. in Form **SIC 15**.

#### **Fair Rental Value**

The following sentence is added to the Fair Rental Value **COVERAGE** in all policies covering Fair Rental Value:

We also cover the fair rental value if a loss to the building containing the property described in this policy by a **PERIL INSURED AGAINST** under this policy makes that part of the Described Location rented to others or held for rental by you unfit for its normal use.

#### **Additional Living Expense**

The following sentence is added to the Additional Living Expense **COVERAGE** in all policies covering Additional Living Expense:

We also cover the necessary increase in living expense incurred by you so that your household can maintain its normal standard of living if a loss to the building containing the property described in this policy by a Peril Insured Against under this policy makes the Described Location unfit for its normal use.

#### **Vacant**

In Forms **SIC DP-1** and **SIC DP-3**, the definition of "vacant" is deleted and replaced with:

"Vacant" means the unit where you reside shown as the "Location of Residence Premises" in the Declarations lacks the necessary amenities, adequate furnishings, or utilities and services to permit occupancy as a residence.

All other provisions of this policy apply.