

2014 Insurance Summary

Bellavita at Green Tee Homeowners' Association, Inc.

Date Presented:

12/6/2013

Presented By:

Arthur J. Gallagher & Co.

This document is a summary and does not contain all coverage limits, sublimits, terms and conditions. It is intended to provide a general overview. Only the policies can provide the actual limits, sublimits, terms, conditions, exclusions, and limitations of coverage.

FirstService Financial, a division of FirstService Corporation, has assisted Gallagher in parts of this insurance program's design and placement. For their services, Gallagher has entered into a revenue sharing agreement with FirstService Financial.

This document is intended for the use of the entity named above and any unauthorized disclosure, copying, or distribution is prohibited.

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Gallagher Service Team

Requests for Certificates of Insurance:

www.ajgrms.com/fsr

General Questions about the FSR Insurance Program:

Crystal Vaughan

(713) 358-5742 - Direct Phone Number

(713) 358-5743 - Direct Fax Number

crystal_vaughan@ajg.com

Report all Claims to:

Taylor Bacot

(713) 358-5212 - Direct Phone Number

(713) 358-5213 - Direct Fax Number

taylor_bacot@ajg.com

Requests for a Gallagher representative to attend a Board of Directors meeting:

Taylor Bacot

(713) 358-5212 - Direct Phone Number

(713) 358-5213 - Direct Fax Number

taylor_bacot@ajg.com

Any and All Service Problems /Concerns:

Taylor Bacot

(713) 358-5212 - Direct Phone Number

(713) 358-5213 - Direct Fax Number

taylor_bacot@ajg.com

Norman Henley

(713) 358-5788 - Direct Phone Number

(713) 358-5789 - Direct Fax Number

norman_henley@ajg.com

Tracy Williams

(281) 655-6808 - Direct Phone Number

(281) 655-6809 - Direct Fax Number

tracy_williams@ajg.com

FSR Management Agreement

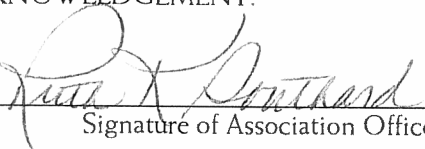
The proposed 2014 Property/Casualty insurance program being offered herein is contingent on **Bellavita at Green Tee Homeowners' Association, Inc.** being under a written Management Contract with FirstService Residential.

If a decision is made to terminate the Management Contract by either **Bellavita at Green Tee Homeowners' Association, Inc.** or FirstService Residential, the same 30 day cancellation notice provided in the Management Contract would apply to the insurance program being proposed.

If the insurance program is cancelled, the Standard Policy Cancellation Provisions would apply.

NOTE: Issuance of the insurance program will indicate agreement with this provision.

ACKNOWLEDGEMENT:



Signature of Association Officer

12-18-2013

Date

Ruth K. Southard, President

Print Name and Title

Invoice and Premium Summary

Location Name: Bellavita at Green Tee Homeowners' Association, Inc.

Invoice #: 180

Policy Term: January 1, 2014 to January 1, 2015

Commercial Package \$21,140.00

Terrorism Premium Included with Package

Umbrella Liability \$1,050.00

Directors and Officers Liability \$2,283.89

Crime/Fidelity \$519.00

Workers' Compensation \$2,137.00

Volunteer Accident \$35.00

Total Estimated Annual Premium - PAY THIS AMOUNT	\$27,164.89
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CHECK ONE OF THE BELOW OPTIONS:

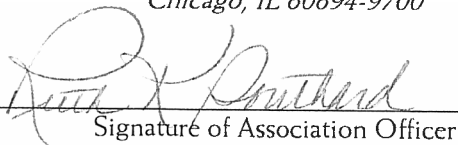
We are sending in payment in full in the amount of \$27,164.89

We are financing at an APR of 4.5% and are sending the 20% down payment of \$5,432.98

Payment Instructions:

1. Payment must be received within 30 days of the effective date.
2. All checks should be made payable to "Arthur J. Gallagher" and sent via regular mail (USPS) to:

*Arthur J. Gallagher RMS Houston
39683 Treasury Center
Chicago, IL 60694-9700*



Signature of Association Officer

12-18-2013

Date

Exposure Information

County: Harris
Property Value: \$2,755,000
Contents Value: \$300,000
Number of Single Family Units: 618
Number of Commercial Units: 0
Number of Pools: 1

Please check one of the below boxes, sign and date.

- I acknowledge that the above information is accurate.
- The above information is incorrect/needs to be updated. Please revise and resubmit this summary for approval.



Signature of Association Officer

12-18-2013

Date

Commercial Package - Property

Covered Causes of Loss

Risk of direct physical loss or damage except those specifically excluded or limited in the policy forms

Valuation

Replacement Cost with No Coinsurance

Deductibles (Each Occurrence)

2% of property value - All Wind and Hail

\$1,000 - All other losses

Enhancements (Each Occurrence)

\$50,000	Accounts Receivable
\$50,000	Debris Removal, Additional Expense
Policy Limit	Equipment Breakdown
\$50,000	Expediting Expenses
\$25,000	Fire Department Service Charge
\$100,000	Fine Arts
\$50,000	Inventory and Appraisal Expense
Policy Limit	Ordinance or Law - Undamaged Portion of Building
\$100,000	Ordinance or Law - Increased Cost to Repair & Demolish
\$50,000	Pollutant Clean-Up and Removal
\$25,000	Sewers Backup & Water below Surface
\$250,000	Underground Pipes, Pilings, Bridges and Roadways
\$100,000	Valuable Papers

Major Exclusions

Flood

Earth Movement

Normal Wear and Tear

Construction Defect (does not apply to resulting damage)

Mold, Mildew or Fungus

Carrier Name

Hanover Insurance Company

Rated A XIV (Excellent) by A.M. Best

Commercial Package - General Liability Including Auto

Covered Causes of Loss

This coverage will pay for damages that the Association becomes legally obligated to pay due to bodily injury, property damage or personal and advertising injury arising from the Associations' operations except those specifically excluded or limited in the policy forms.

Limits of Liability

\$2,000,000	General Aggregate
\$2,000,000	Products & Completed Operations Aggregate
\$1,000,000	Advertising Injury and Personal Injury Aggregate
\$1,000,000	Each Occurrence
\$100,000	Damage to Premises Rented To You
\$5,000	Medical Expenses (any one person)
\$1,000,000	Employee Benefits Errors or Omissions (subject to \$1,000 deductible each claim)
\$1,000,000	Hired & Non Owned Auto Liability

Defense Costs

Outside the Limit of Liability (Unlimited)

Enhancements

Aggregate Limit applies Per Location
Additional Insured - Association Members/Unit Owners
Additional Insured - Mortgagee, Assignee or Receiver
Blanket Waiver of Subrogation When Required By Written Contract
Punitive Damages Covered When Allowable By Law

Major Exclusions

Abuse or Molestation
Asbestos
Fungi or Bacteria
Pollution with Hostile Fire and Swimming Pool Chemical exceptions
Real Estate Development & Construction
Silica or Silica Related Dust
Violation of Information Distribution and Laws

Carrier Name

Hanover Insurance Company
Rated A XIV (Excellent) by A.M. Best

Umbrella Liability

Covered Causes of Loss

This coverage provides excess liability coverage for underlying liability policies of either scheduled underlying limits or in excess of the Self-Insured Retention for occurrences not covered in underlying policies.

Limits of Liability

\$50,000,000 Each Occurrence

\$50,000,000 Annual Aggregate

Self Insured Retention

\$10,000 Each Occurrence

Defense Costs

Outside the Limit of Liability (Unlimited)

Enhancements

Aggregate Limit applies Per Location

Directors and Officers Liability Follow Form

Employee Benefits Liability Follow Form

Auto Liability Follow Form

Bodily Injury and Property Damage Follow Form

Advertising Injury Follow Form

Personal Injury Follow Form

Employers Liability Follow Form

Punitive Damages covered when allowable by law

Major Exclusions

Aircraft/Watercraft, Asbestos, Breach of Contract, Care Custody and Control, Communicable Diseases, Contractual Except Insured Contract, Cross Suits, Damage to Real Property, Discrimination, Employment Practices Liability, ERISA/COBRA, Expected or Intended Injury, Exterior Insulation and Finish Exclusion, Fellow Employee, Fiduciary Liability, Lead, Liquor, Mold Fungus or Bacteria, Nuclear, Professional Liability, Property Managers E&O, Sexual Abuse, Silica, Pollution, Violation of Information Distribution and Laws, and War.

Carrier Name

Allied World National (\$10M), Rated A XV (Excellent) by A.M. Best

Lexington Insurance Company (\$25M), Rated A XV (Excellent) by A.M. Best

Great American Insurance Company (\$15M), Rated A XIII (Excellent) by A.M. Best

Directors and Officers Liability

Covered Causes of Loss

This coverage pays on behalf of the insured past, current, or future directors or officers for damages and defense costs related to wrongful acts made while acting in their individual or collective capacities as directors or officers of the Association.

THIS IS A CLAIMS-MADE POLICY -- All "Claims" made against the Association must be reported in accordance with the policy provisions.

Limits of Liability

\$1,000,000 Each Claim
\$1,000,000 Annual Aggregate

Self Insured Retention

\$1,000 Each Indemnified Claim
\$0 Each Non-Indemnified Claim

Defense Costs

Outside the Limit of Liability (Unlimited)

Enhancements

Coverage is extended to cover past, current, and future employees, committee members and volunteers
Defense coverage for Breach of Contract
Property Manager included as an Insured
Coverage for Monetary and Non-Monetary Relief
Punitive Damages covered where allowable by Law

Major Exclusions

Bodily Injury and Property Damage
Pollution
Mental Anguish or Emotional Distress unless Claim is for Wrongful Employment Practices
Violations of the Employee Retirement Income Securities Act of 1974
Breach of Contract (however carrier will provide defense coverage)

Carrier Name

AIX Specialty Insurance Company, a member of the Hanover Insurance Group
Rated A XIV (Excellent) by A.M. Best

Crime/Fidelity

Covered Causes of Loss

This coverage is meant to cover criminal acts committed by an employee acting alone or in collusion with others. There must be intent by the employee to cause the employer a loss and to obtain a financial benefit for the employee or someone else.

Limits of Liability

\$300,000	Employee Theft – Includes Coverage for Property Management Company
\$300,000	Forgery or Alteration
\$300,000	Computer Fraud
\$10,000	Claims Expense

Deductibles

\$1,000	Employee Theft
\$1,000	Forgery or Alteration
\$1,000	Computer Fraud
\$0	Claims Expense

Carrier Name

Nova Casualty Company, a member of the Hanover Insurance Group
Rated A XIV (Excellent) by A.M. Best

Workers' Compensation

Covered Causes of Loss

This coverage will pay all compensation and other benefits required by the applicable state(s) Workers' Compensation laws. The Employers Liability part will pay all sums which the Association becomes legally obligated to pay as damages because of Bodily Injury by accident or disease to an employee arising out and in the course of employment.

Limits of Liability

Part A - Workers' Compensation

Statutory

Part B - Employers Liability

\$1,000,000	Bodily Injury (Each Accident)
\$1,000,000	Bodily Injury by Disease (Policy Limit)
\$1,000,000	Bodily Injury by Disease (Each Employee)

2011 Annual Payroll (Subject to Audit)

\$127,400

Special Notes

If you subcontract certain operations, compensation laws provide that the principal contractor is responsible for compensation to the employees of the uninsured contractors. Unless the subcontractors have insured this obligation and have furnished satisfactory evidence of such insurance, you are charged premium for this coverage

For your protection, it is important that you require and obtain certificates of insurance from all your subcontractors doing work for you.

Carrier Name

Texas Mutual Insurance Company
Rated A XIV (Excellent) by A.M. Best

Volunteer Accident

Covered Causes of Loss

This coverage provides coverage for injuries sustained by current uncompensated board and committee members while performing their duties for the Association. This coverage is excess over the individual's personal health insurance policy.

Coverage Limits

\$100,000 Principal Sum Amount per Person
\$1,000,000 Aggregate per Covered Accident

Carrier Name

Zurich North America Insurance Company
Rated A XV (Excellent) by A.M. Best