Insurance Documents

Dear Co-owner,

The following is all of the insurance information that Management has regarding your complex. If additional information is required (exam: association insurance certificates) please contact the Associations insurance carrier – contact information listed below. When contacting insurance carrier, please specify the Association that you are requiring documents for.

Insurance Carrier

McCredie Agency, Inc.

www.mccredieins.com

800-333-0983

810-600-CERT (2378)

AMERICAN ALTERNATIVE INSURANCE CORPORATION
Administration Office: 555 College Road East, Princeton, NJ 08543-5241
800.305.4954
Statutory Office: 2711 Centerville Road, Suite 400 - Wilmington, DE 19805
(a stock insurance company)

Condominium Association Insurance Policy

DECLARATIONS A: GENERAL POLICY INFORMATION

- Coverage applies only when a limit of insurance is shown in these declarations. These declarations are summaries, only. Please refer to the coverage forms and applicable endorsements for complete information.
- In return for the payment of the premium and subject to all the terms of this policy, we agree with you to provide the insurance stated in this policy.

Named Insured Name and Mailing Address

Milford Place Association
C/O J.L. Gardel, PLC
P.O. Box 310
Union Lake, MI 48387

Policy Number	**Annual Premium**	**Fee**
CAU511141-1	[redacted]	$0.00

Policy Period	**Effective Date***	**Expiration Date***
	07/01/2018	07/01/2019

*12:01 AM Standard Time at your premises address

DIRECTORY OF DECLARATIONS

McCREDIE
INSURANCE AGENCY, INC
McCredie Insurance Agency, Inc.
G-5454 Gateway Centre
Suite A
Flint, MI 48507

CAU
COMMUNITY ASSOCIATION UNDERWRITERS

Countersigned (Date)	By (Authorized Representative)
05/30/2018	

DECLARATIONS B: DIRECTORY OF APPLICABLE FORMS

Form Number and Edition Date	Form Title
CAU 3000 07/17	Condominium Association Insurance Policy
CAU 3040 07/17	Directors and Officers Liability Coverage Part
CAU 3041 07/17	Community Manager - Directors and Officers
CAU 3070 07/17	Environmental Impairment Liability Coverage Part
CAU 3103 07/17	Disclosure Pursuant to Terrorism Risk Insurance Act
CAU 3106 07/17	Cap on Losses from "Certified Acts of Terrorism"
CAU 3110 07/17	Amended Water Exclusion
CAU 3207 07/17	Additional Claim Expenses
CAU 3208 07/17	Power Failure or Interruption Coverage - Sump Pump
CAU 3226 07/18	Deductible Credit
CAU 3401 07/17	Employee Dishonesty - Community Manager
CAU 3523 07/17	Michigan Changes - Amendatory Endorsement

DECLARATIONS C: 1. ADDRESSES AND DESCRIPTION OF BUILDINGS AND "UNITS"

1. ADDRESSES AND DESCRIPTION OF BUILDINGS AND "UNITS"

Coverage is provided for four two-story frame condominium buildings containing forty residential units. The premises is located at 702, 06, 10, 14, 18, 22, 26, 30, 34, 38 S. Milford Road; 704, 08, 12, 16, 20, 24, 28, 32, 36, 40 S. Milford Road; 748, 52, 56, 60, 64, 68, 72, 76, 80, 84 S. Milford Road; 750, 54, 58, 62, 66, 70, 74, 78, 82, 86 S. Milford Road, Milford, Oakland County, MI 48381.

Condominium Association Insurance Policy

DECLARATIONS D: PROPERTY DIRECT COVERAGES

- Unless otherwise indicated, all Limits apply on a per occurrence basis.
  1. **COMMUNITY PROPERTY**
  2. **"UNITS"**
  3. **ADDITIONAL COMMUNITY PROPERTY**
  4. **NATURAL OUTDOOR PROPERTY**

1. COMMUNITY PROPERTY

Causes of Loss	Limit of Insurance	* Deductible
Special including "Equipment Breakdown"	Guaranteed Replacement Cost	$2,500 Per Occurrence

* In addition to the deductible which may result under D.2.

Community Buildings

All buildings described in Declarations C.1. including:
- Residences
- Attached garages & carports
- Detached garages & carports
- Clubhouses
- Buildings housing heating, ventilating, air conditioning plants, and utilities
- Buildings housing sewage & water treatment facilities

Community Structures

All of the items listed below are covered when not forming part of, or located within, or on a building.
- "Swimming Pools"
- Statues
- Outdoor fixtures
- Pool and Pump Houses
- Signs
- Roads, drives, walkways and other paved surfaces
- Recreation fixtures and courts
- Antennas and satellite dishes
- Sheds
- Temporary seasonal structures
- Shelters
- Cabanas
- Freestanding walls (excluding retaining walls)
- Fountains
- Fences and gates
- Gazebos
- Gate houses
- Mailboxes
- Light and flag poles
- Benches

Community Personal Property

- Equipment
- Tools
- Supplies and furnishings
- "Money" and "Securities"
- Non-motorized watercraft
- "Computer equipment", and "Media"
- "Valuable papers and records"
- Accounts receivables

2. "UNITS": All real property comprising the "unit" as initially installed in accordance with your condominium's original plans and specifications, or like kind and quality of such property.

Causes of Loss	Limit of Insurance	* Deductible
Ice Damming	Guaranteed Replacement Cost	$2,500 Per "Unit"

* In addition to the deductible which may result under D.1.

3. ADDITIONAL COMMUNITY PROPERTY

Causes of Loss	Valuation	Deductible
Special including "Equipment Breakdown"	Replacement Cost	$2,500 Per Occurrence

Covered Property	Limit of Insurance
Additional Structures: Bridges, Docks, Retaining Walls, Piers, Bulkheads and Wharves	$10,000
Newly Acquired Buildings and Structures Buildings and Structures as described in D.1. above that you acquire at locations other than the location described in C.1.	$250,000
Newly Acquired Community Personal Property Community personal property while at locations other than the "premises"	$250,000
Newly Conveyed Buildings and Structures New buildings and structures built at the location described in C.1.	$250,000
"Personal Effects" Personal Property of your directors and "officers" or "employees" while acting in the scope of their duties as such.	$5,000 Per Person $15,000 Per Occurrence
Personal Property of Others Personal property of others temporarily in your care, custody or control.	$5,000 Per Person $15,000 Per Occurrence
Off "Premises" Community Personal Property Community personal property while temporarily at other locations within the "coverage territory".	$50,000
Community Personal Property In Transit Community personal property while on conveyances being operated between points in the "coverage territory".	$50,000
"Fine Arts" Paintings, Pictures, Prints, Etchings, Sculptures, Art Glass, "Jewelry", "Furs", and other bona fide works of art of rarity, historical value or artistic merit.	$15,000 Per Item $50,000 Per Occurrence

4. NATURAL OUTDOOR PROPERTY

Causes of Loss	Valuation	Deductible
"Specified Causes of Loss"	Replacement Cost	None

Covered Property	Limit of Insurance
Trees, Lawns, Shrubs, Plants	$1,000 Maximum Per Tree, Plant, Lawn or Shrub $20,000 Per Occurrence

DECLARATIONS E: PROPERTY CONSEQUENTIAL LOSS COVERAGES

Coverages apply only as a consequence of direct physical loss or damage to "covered property" caused by or resulting from a covered Cause of Loss.

- Unless otherwise indicated, all Limits apply on a per occurrence basis
- No Deductible applies to Property Consequential Loss Coverages
  1. **ORDINANCE OR LAW**
  2. **LOSS OF INCOME**
  3. **SUPPLEMENTARY PAYMENTS**

1. ORDINANCE OR LAW

Covered Property	Consequential Loss Coverage	Limit of Insurance	Valuation
Buildings, Structures, "Units"	Undamaged Portion	Guaranteed Replacement Cost	Guaranteed Replacement Cost
Buildings, Structures, "Units"	Demolition Costs	$300,000	Actual Loss Sustained
Buildings, Structures, "Units"	Increased Cost of Construction	$300,000	Increased Replacement Cost

2. LOSS OF INCOME

	Limit of Insurance	Valuation
Community Income and Maintenance Fees and Assessments; Extra Expense; Rents; Community Income; Increased Period of Restoration; other temporary operation expenses.	Actual Loss Sustained	Actual Loss Sustained

3. SUPPLEMENTARY PAYMENTS

	Limit of Insurance		Valuation
• Removal of Fallen Trees	$10,000		Actual Loss Sustained
	$1,000	Maximum per Tree	Actual Loss Sustained
• "Pollutant" Cleanup and Removal	$25,000	per continuous 12 month period	Actual Loss Sustained
• Property Removal	$300,000		Actual Loss Sustained
• Monetary Reward	$5,000		10% of Paid Claim
• Debris Removal	$300,000		Actual Loss Sustained
• Fire Department Service Charges	$10,000		Actual Loss Sustained
• Fire Extinguisher Recharge	$1,000		Actual Loss Sustained

DECLARATIONS F: CRIME COVERAGES

- Unless otherwise indicated, all Limits apply on a per occurrence basis

Valuation	Deductible
Actual Loss Sustained	None

Covered Property	Causes of Loss	Limit of Insurance
All "Covered Property"	"Employee Dishonesty"	$150,000 Combined Limit
All "Covered Property"	"Computer Fraud"	
"Covered Instruments"	"Depositors Forgery"	

DECLARATIONS G: 1. LIABILITY COVERAGES - PRIMARY AND EXCESS

1. Liability - Primary and Excess

Limits of Insurance apply as:
- Indemnity payments for claims or "suits" seeking damages
- Both primary and excess unless otherwise indicated

Coverage	Limit of Insurance	Type of Limit
"Bodily Injury" And "Property Damage"	$1,000,000	Per "Occurrence"
Products / Completed Operations	$1,000,000 $1,000,000	Per "Occurrence" Annual Aggregate
"Personal Injury" & "Advertising Injury"	$1,000,000	Per "Offense"
Property Damage Legal Liability–Real Property	$1,000,000	Per "Occurrence"
"Hired Auto" and "Nonowned Auto"	$1,000,000	Per "Occurrence"
Medical Payments	$5,000	Per Accident
Garage and Parking Areas Legal Liability		
Comprehensive Coverage	$500 Deductible Applies Per "Occurrence"	
	$25,000	Per "Occurrence" Limit
Collision Coverage	$500 Deductible Applies Per "Occurrence"	
	$25,000	Per "Occurrence" Limit

DECLARATIONS H: CLAIMS MADE LIABILITY COVERAGES

1. **DIRECTORS AND OFFICERS LIABILITY COVERAGE**
2. **ENVIRONMENTAL IMPAIRMENT LIABILITY COVERAGE**

1. DIRECTORS AND OFFICERS LIABILITY - CLAIMS MADE

Limits of Insurance apply as:
- Indemnity payments for "claims" or "suits" seeking pecuniary relief.
- "Defense costs" for "claims" or "suits" seeking non-pecuniary relief.

Coverage	Limit of Insurance
Directors and Officers Liability	$1,000,000 Each "Wrongful Act"
	$1,000,000 Aggregate

Retroactive Date: NONE

This insurance does not apply to "loss" because of "wrongful acts" which took place before the Retroactive Date.

Optional Extended Reporting Period: 3 years

The premium for the Optional Extended Reporting Period is: $1,159

2. ENVIRONMENTAL IMPAIRMENT LIABILITY - CLAIMS MADE AND REPORTED

Limits of Insurance apply as:
- Indemnity payments and "defense costs" for "claims" seeking damages arising out of "pollution conditions".

Coverage	Limit of Insurance	
Environmental Impairment Liability	$500,000	Each "Loss"
	$500,000	Aggregate
	$5,000	Retained Limit Each "Loss"

Retroactive Date: NONE

This insurance does not apply to "loss" from "pollution conditions" which took place before the Retroactive Date.

Optional Extended Reporting Period: 1 year

The premium for the Optional Extended Reporting Period is: $165

NOTICE

Any emergency arising out of "pollution conditions" covered by Environmental Impairment Liability Coverage should be reported immediately to the on call 24 hour hotline at 1-800-432-2481, administered by XL Specialty Claims, a division of the XL Insurance Companies.