

14-0018-00
ENERGY INSURANCE AGENCY INC
PO BOX 55268
LEXINGTON KY 40555-5268

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

PO BOX 30660 • LANSING, MI 48909-8160

Agency phone: 859-273-1549

03-24-2023

Owners Insurance Company

HARRODSBURG SQUARE CONDO ASSOCIATIO
C/O JUDITH PERKINS
750 SHAKER DR
LEXINGTON KY 40504-3745

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

RE: Policy 224614-52295381-23

Thank you for selecting Auto-Owners Insurance Group to serve your insurance needs! Feel free to contact your independent Auto-Owners agent with questions you may have. If you have questions your agent is unable to answer, please contact us at 517.323.1200.

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, and discuss which company and program may be most appropriate for you.

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

Serving Our Policyholders and Agents Since 1916

AVAILABILITY OF TERRORISM RISK INSURANCE COVERAGE

Dear Policyholder:

Our records indicate that you previously rejected our offer to provide coverage for certified acts of terrorism. The enclosed policy does not provide coverage for certified acts of terrorism in accordance with your previous rejection of coverage.

If you would like coverage for certified acts of terrorism, please contact us.

This notice is for informational purposes only.

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

NOTIFICATION OF POSSIBLE CHANGES IN COVERAGE FOR TERRORISM

Dear Policyholder:

The Terrorism Risk Insurance Act of 2002 (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. This policy does not provide coverage for certified acts of terrorism, since you have previously declined this coverage.
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 will be made for this coverage after January 1, 2028. It will be prorated for the period beginning January 1, 2028 and ending on the expiration date of this policy term. However, it will only be made if the Terrorism Risk Insurance Act (including ensuing Congressional actions pursuant to the Act) is not extended. 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 exclude 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 KENTUCKY CHANGES - ACTUAL CASH VALUE AND DEPRECIATION

NOTICE OF REDUCTION IN COVERAGE

Dear Policyholder:

Form 64374 (3-22) has been added to your policy. This form clarifies the definition of Actual Cash Value and Depreciation as used in your policy. This change constitutes a reduction in coverage.

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.

If you have questions concerning this notice, please contact your Auto-Owners agent.

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

TAILORED PROTECTION POLICY DECLARATIONS

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039 859-273-1549

Reissue Effective 05-01-2023

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO
C/O JUDITH PERKINS

POLICY NUMBER 224614-52295381-23

Company Use 52-46-KY-2205

ADDRESS 750 SHAKER DR
LEXINGTON KY 40504-3745

Company
Bill

Policy Term	
12:01 a.m.	12:01 a.m.
05-01-2023	05-01-2024

SOME OR ALL OF THE LOCATIONS ON THIS POLICY CONTAIN A SEPARATE DEDUCTIBLE FOR EARTHQUAKE WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

55039 (11-87)

COMMON POLICY INFORMATION

Business Description: Condominium Associat

Entity: Corporation

Program: Condominium-Residential Association

Discount Applies For Affiliation With: Commerce Lexington

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S):	PREMIUM
COMMERCIAL PROPERTY COVERAGE	\$50,904.00
COMMERCIAL GENERAL LIABILITY COVERAGE	\$3,620.00
KENTUCKY CITY/COUNTY TAX/COLLECTION FEE	\$3,135.29
KENTUCKY PREMIUM SURCHARGE	\$981.43
TOTAL	\$58,640.72
PAID IN FULL DISCOUNT	\$5,988.41
TOTAL POLICY PREMIUM IF PAID IN FULL	\$52,652.31
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) 59392 (11-20) 59349 (10-03)

A 02% Cumulative Multi-Policy Discount applies. Supporting policies are marked with an (X):
Comm Umb(X) Comm Auto() WC() Life() Personal() Farm().

Countersigned By: _____

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

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 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

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)	54756 (12-00)	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: 750 Shaker Dr, Lexington, KY 40504-3745

Occupied As: Condo Assoc

Secured Interested Parties: None

Rating Information

Territory: 171

Program: Condominium-Residential A

Protection Class: 01

Class Rate - Building: 0.534

Municipality Code: 0000

County: Fayette

Construction: Frame

Class Code: 0333

Class Rate - Business Income W/Ee & Rental Value: 0.534

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$1,967,400		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$1,318.00
Basic Group II	90%	\$10,000		0.069	\$1,358.00
Special	90%	\$10,000		0.018	\$354.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$807.00

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$116.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$615.00
Tier: Premier					
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
BUSINESS INCOME W/EE & RENTAL VALUE					
0 Hour Waiting Period			\$50,000		
Causes of Loss					
Basic Group I	100%	\$0		0.045	\$23.00
Basic Group II	100%	\$0		0.064	\$32.00
Special	100%	\$0		0.020	\$10.00
Theft	100%	\$0			Included
OPTIONAL COVERAGE					
Equipment Breakdown		\$0	See Form 54843		\$2.00
BUSINESS INCOME W/EE & RENTAL VALUE					
Ord/Law-Inc Period Restoration		\$0	Incl in Bldg Limit		\$14.00

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	54317 (02-05)	59392 (11-20)	

LOCATION 0001 - BUILDING 0002

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Rating Information

Territory: 171
Program: Condominium-Residential A
Protection Class: 01
Class Rate - Building: 0.534

County: Fayette
Construction: Frame
Class Code: 0333
Municipality Code: 0000

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$1,530,900		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$1,026.00
Basic Group II	90%	\$10,000		0.069	\$1,056.00
Special	90%	\$10,000		0.018	\$276.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$628.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$90.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$478.00
Tier: Premier					
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

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

LOCATION 0001 - BUILDING 0003

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Rating Information

Territory: 171
Program: Condominium-Residential A
Protection Class: 01
Class Rate - Building: 0.534

County: Fayette
Construction: Frame
Class Code: 0333
Municipality Code: 0000

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$3,323,100		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$2,226.00
Basic Group II	90%	\$10,000		0.069	\$2,293.00
Special	90%	\$10,000		0.018	\$598.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$1,362.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$195.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$1,038.00
Tier: Premier					
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

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

LOCATION 0001 - BUILDING 0004

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Rating Information

Territory: 171
Program: Condominium-Residential A
Protection Class: 01
Class Rate - Building: 0.534

County: Fayette
Construction: Frame
Class Code: 0333
Municipality Code: 0000

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$3,084,900		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$2,067.00
Basic Group II	90%	\$10,000		0.069	\$2,129.00
Special	90%	\$10,000		0.018	\$555.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$1,265.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$181.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$964.00
Tier: Premier					
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

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

LOCATION 0001 - BUILDING 0005

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Rating Information

Territory: 171
Program: Condominium-Residential A
Protection Class: 01
Class Rate - Building: 0.534

County: Fayette
Construction: Frame
Class Code: 0333
Municipality Code: 0000

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$3,538,500		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$2,371.00
Basic Group II	90%	\$10,000		0.069	\$2,442.00
Special	90%	\$10,000		0.018	\$637.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$1,451.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$208.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$1,106.00
Tier: Premier					
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

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

LOCATION 0001 - BUILDING 0006

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Rating Information

Territory: 171
 Program: Condominium-Residential A
 Protection Class: 01
 Class Rate - Building: 0.534

County: Fayette
 Construction: Frame
 Class Code: 0333
 Municipality Code: 0000

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$1,799,700		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$1,206.00
Basic Group II	90%	\$10,000		0.069	\$1,242.00
Special	90%	\$10,000		0.018	\$324.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$738.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$106.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$562.00
Tier: Premier					
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

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

LOCATION 0001 - BUILDING 0007

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Rating Information

Territory: 171

Program: Condominium-Residential A

Protection Class: 01

Class Rate - Building: 0.534

Municipality Code: 0000

County: Fayette

Construction: Frame

Class Code: 0333

Class Rate - Pers Prop: 0.776

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$2,247,400		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$1,506.00
Basic Group II	90%	\$10,000		0.069	\$1,551.00
Special	90%	\$10,000		0.018	\$405.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$921.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$132.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$702.00
Tier: Premier					
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
PERSONAL PROPERTY (BLANKET)			\$157,950		
Causes of Loss					
Basic Group I	90%	\$10,000		0.093	\$147.00
Basic Group II	90%	\$10,000		0.013	\$21.00
Special	90%	\$10,000		0.093	\$147.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.084	\$133.00
OPTIONAL COVERAGE					
Replacement Cost					
Inflation Guard Factor Personal Property 1.064					
Equipment Breakdown		\$10,000	See Form 54843		\$14.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$72.00
Tier: Premier					
ORDINANCE OR LAW					
Coverage D-Tenant's I&B		\$10,000	\$160,000		Included

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

LOCATION 0001 - BUILDING 0008

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Rating Information

Territory: 171

County: Fayette

Program: Condominium-Residential A

Construction: Frame

Protection Class: 01

Class Code: 0333

Class Rate - Building: 0.534

Municipality Code: 0000

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$999,800		
Causes of Loss					
Basic Group I	90%	\$10,000		0.062	\$620.00
Basic Group II	90%	\$10,000		0.060	\$600.00
Special	90%	\$10,000		0.015	\$150.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$410.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$54.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$285.00
Tier: Premier					
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

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

LOCATION 0001 - BUILDING 0009

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

Rating Information

Territory: 171
Program: Condominium-Residential A
Protection Class: 01
Class Rate - Building: 0.534

County: Fayette
Construction: Frame
Class Code: 0333
Municipality Code: 0000

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$1,182,300		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$792.00
Basic Group II	90%	\$10,000		0.069	\$816.00
Special	90%	\$10,000		0.018	\$213.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$485.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$70.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$369.00
Tier: Premier					
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

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

LOCATION 0001 - BUILDING 0010

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Secured Interested Parties: None

Rating Information

Territory: 171
Program: Condominium-Residential A
Protection Class: 01
Class Rate - Building: 0.534

County: Fayette
Construction: Frame
Class Code: 0333
Municipality Code: 0000

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING (BLANKET)			\$2,076,700		
Causes of Loss					
Basic Group I	90%	\$10,000		0.067	\$1,391.00
Basic Group II	90%	\$10,000		0.069	\$1,433.00
Special	90%	\$10,000		0.018	\$374.00
Theft	90%	\$10,000			Included
Earthquake	90%	5%		0.041	\$851.00
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.119					
Replacement Cost					
Equipment Breakdown		\$10,000	See Form 54843		\$122.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$649.00
Tier: Premier					
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

Forms that apply to this building:

54835 (07-08)	IL0263 (01-91)	IL0003 (07-02)	CP0166 (09-00)	64224 (01-16)
59325 (12-19)	59351 (01-15)	64374 (03-22)	CP0090 (07-88)	64000 (12-10)
64013 (12-10)	64010 (12-10)	CP1040 (10-91)	54843 (07-19)	64020 (12-10)
64004 (12-10)	54756 (12-00)	59392 (11-20)		

COMMERCIAL PROPERTY COVERAGE - LOCATION 0001 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59351	EXCLUDED
TERRORISM COVERAGE	
A PREMIUM CHARGE MAY BE MADE EFFECTIVE 01-01-28 SEE FORMS 54835, 59392	
COUNTY TAX FAYETTE	\$2,545.20
TAX COLLECTION FEE	\$381.93
KENTUCKY PREMIUM SURCHARGE	\$916.27
LOCATION 0001	\$54,747.40

55040 (11-87)

COMMERCIAL GENERAL LIABILITY COVERAGE

COVERAGE	LIMITS OF INSURANCE
General Aggregate (Other Than Products-Completed Operations)	\$2,000,000

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

COVERAGE	LIMITS OF INSURANCE
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
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:

CG2004 (11-85)	55405 (07-08)	59351 (01-15)	55146 (06-04)	CG2106 (05-14)
CG2109 (06-15)	55091 (05-17)	55010 (05-17)	CG2167 (12-04)	IL0021 (07-02)
59325 (12-19)	CG0001 (04-13)	55513 (05-17)	IL0017 (11-85)	55029 (05-17)
CG2196 (03-05)	CG2132 (05-09)	IL0263 (01-91)	CG2147 (12-07)	55885 (05-17)
55916 (09-19)	59392 (11-20)			

LOCATION 0001 - BUILDING 0001

Location: 750 Shaker Dr, Lexington, KY 40504-3745

Territory: 002

County: Fayette

Municipality Code: 0000

Owners Ins. Co.

Issued 03-24-2023

AGENCY ENERGY INSURANCE AGENCY INC
14-0018-00 MKT TERR 039

Company POLICY NUMBER 224614-52295381-23
Bill 52-46-KY-2205

INSURED HARRODSBURG SQUARE CONDO ASSOCIATIO

Term 05-01-2023 to 05-01-2024

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 166		\$493.00
Swimming Pools Noc	48925	Prem/Op Prod/Comp Op	Pools 1 1	115.873 8.645	\$116.00 \$9.00
Condominiums - Residential With Pool - (Association Risk Only)	62004	Prem/Op Prod/Comp Op	Units 166 166	Each 1 16.849 1.236	\$2,797.00 \$205.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0001 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59351	EXCLUDED
TERRORISM COVERAGE	
A PREMIUM CHARGE MAY BE MADE EFFECTIVE 01-01-28 SEE FORMS 55405, 59392	
COUNTY TAX FAYETTE	\$181.00
TAX COLLECTION FEE	\$27.16
KENTUCKY PREMIUM SURCHARGE	\$65.16
LOCATION 0001	\$3,893.32

54835 (7-08)

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**

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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.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

KENTUCKY 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 goods, materials, labor, equipment and services;

- b.** Any applicable taxes and fees; 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.

55405 (7-08)

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**

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- 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.

**EXCLUSION OF CERTIFIED ACTS OF TERRORISM
and
IMPORTANT INFORMATION REGARDING TERRORISM RISK
INSURANCE COVERAGE**

It is agreed:

1. The following definition applies:

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 States

to 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).

Under the federal Terrorism Risk Insurance 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.

2. The following exclusion is added:

We shall not pay:

- a. for any loss caused directly or indirectly by a **certified act of terrorism**, whether or not any other cause or event contributed concurrently or in any sequence to the loss.
- b. sums any insured becomes legally obligated to pay because of or arising out of bodily injury, property damage, personal injury or advertising injury, if covered by this insurance, caused by a **certified act of terrorism**.

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.

At your request, this policy does not provide insurance coverage for certified acts of terrorism as defined in the Act. "Excluded" is shown on the Declarations page under this coverage. 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.