



INSURANCE

Underwritten by:
First Protective Insurance Company
PO Box 958405
Lake Mary, FL 32795

TRANSACTION TYPE: Submission
COMMERCIAL PROPERTY POLICY TRANSACTION DATE: 12/28/2025
DECLARATIONS PAGE DATE PRINTED: 12/24/2025

POLICY NUMBER	POLICY PERIOD	
8610308553	Effective: 12/28/2025	Expiration: 12/28/2026
	12:01 AM Standard Time	

IF YOU HAVE QUESTIONS ABOUT YOUR POLICY, PLEASE CONTACT YOUR AGENT AT 954-776-2222.

TO REPORT A CLAIM, CALL 1-800-675-0145.

NAMED INSURED & MAILING ADDRESS:	AGENT:	523-24-21364
COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION INC 10777 W SAMPLE RD CORAL SPRINGS, FL 33065-3797	BROWN & BROWN INSURANCE SERVICES - FT LAUDERDALE - CL 1201 W CYPRESS CREEK RD SUITE 130 FORT LAUDERDALE, FL 33309-1918 PHONE: 954-776-2222	

PREMIUM INFORMATION:	
COMMERCIAL PROPERTY:	
COMMERCIAL PROPERTY PREMIUM:	\$182,786.00
TRIA:	
TAXES AND FEES:	
POLICY FEE:	\$25.00
FLORIDA INSURANCE GUARANTY ASSOCIATION (FIGA) ASSESSMENT:	\$1,827.86
FIRE MARSHALL REGULATORY ASSESSMENT TAX:	\$183.00
INSPECTION FEE:	\$150.00
TOTAL PREMIUM, TAXES AND FEES:	\$184,971.86
HURRICANE PREMIUM:	\$171,904.00
TOTAL INSURED VALUE:	\$44,651,660.00

DESCRIPTION OF LOCATIONS(S):			
LOC NO	BLDG NO	BUILDING ADDRESS	OCCUPANCY
1	1	10777 W SAMPLE RD, CORAL SPRINGS, FL 33065-3797	0333 CONDO-RES W/O MERC-OVER 30 UNITS
1	2	10777 W SAMPLE RD, CORAL SPRINGS, FL 33065-3797	0331 CONDO-RES W/O MERC-UP TO 10 UNITS

POLICY LEVEL COVERAGES:	
COVERED CAUSE OF LOSS:	WINDSTORM/HAIL
COVERAGE	LIMIT OF INSURANCE
TERRORISM (TRIA)	Excluded

FRONTline

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INSURANCE AT THE DESCRIBED LOCATIONS APPLIES ONLY FOR COVERAGES FOR WHICH A LIMIT OF INSURANCE IS SHOWN					
COVERAGES PROVIDED:					
AGREED VALUE EXPIRATION DATE:		12/28/2026			
LOC NO	BLDG NO	COVERAGE	LIMIT OF INSURANCE	VALUATION	COINSURANCE
1	1	BUILDING COVERAGE	\$44,439,904	Replacement Cost	Agreed Value
1	2	BUILDING COVERAGE	\$88,756	Replacement Cost	Agreed Value

DEDUCTIBLES:					
LOC NO	BLDG NO	BUILDING ADDRESS	AOP PER OCCURRENCE	HURRICANE CALENDAR YEAR/ PER OCCURRENCE	OTHER WIND PER OCCURRENCE
1	1	10777 W SAMPLE RD, CORAL SPRINGS, FL 33065-3797		5% Calendar Year	\$10,000
1	2	10777 W SAMPLE RD, CORAL SPRINGS, FL 33065-3797		5% Calendar Year	\$10,000

APPLICABLE ONLY WHEN ENTRIES ARE MADE IN THE SCHEDULE BELOW					
OPTIONAL COVERAGES:					
LOC NO	BLDG NO	COVERAGE	LIMIT OF INSURANCE	VALUATION	COINSURANCE
1	1	SPECIAL CLASS ITEM 1 (1 SWIMMING POOL - SWIMMING POOL)	\$84,200	Replacement Cost	Agreed Value
1	1	SPECIAL CLASS ITEM 2 (1 RECREATIONAL COURT - TENNIS COURTS)	\$38,800	Replacement Cost	Agreed Value



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FORMS/ ENDORSEMENTS APPLICABLE:		
FORM NUMBER	EDITION DATE	FORM NAME
FPIC FL DEC	09 23	DECLARATIONS PAGE
FPIC TOC CA	09 23	TABLE OF CONTENTS - CONDOMINIUM ASSOCIATION
IL P 001	01 04	OFAC ADVISORY NOTICE
CP 00 17	06 07	CONDOMINIUM ASSOCIATION COVERAGE FORM
FPIC WIND	03 23	CAUSES OF LOSS - WINDSTORM OR HAIL FORM
CP 00 90	07 88	COMMERCIAL PROPERTY CONDITIONS
FPIC CPC	07 23	COMMON POLICY CONDITIONS CANCELLATION AND NONRENEWAL
CP 01 40	07 06	EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
CP 01 91	07 10	FLORIDA CHANGES - RESIDENTIAL CONDOMINIUM ASSOCIATIONS
CP 03 22	01 06	FLORIDA - MULTIPLE DEDUCTIBLE FORM (FIXED DOLLAR DEDUCTIBLES)
CP 03 23	07 23	FLORIDA CALENDAR YEAR HURRICANE PERCENTAGE DEDUCTIBLE (RESIDENTIAL RISKS)
CP 12 70	09 96	JOINT OR DISPUTED LOSS AGREEMENT
CP 14 10	06 95	ADDITIONAL COVERED PROPERTY
FPIC ADPR	04 23	ADDITIONAL PROPERTY NOT COVERED
FPIC CPPC	03 23	FLORIDA - CLAIM PAYMENT PROVISION - CONDOMINIUM
FPIC EDEE	03 23	EXISTING DAMAGE EXCLUSION ENDORSEMENT
FPIC FC	05 24	FLORIDA CHANGES
FPIC FC APR	01 24	FLORIDA CHANGES - APPRAISAL (COMMERCIAL RESIDENTIAL PROPERTY)
FPIC REM	07 24	ADDITIONAL COVERAGE - REASONABLE EMERGENCY MEASURES ENDORSEMENT
IL 01 75	03 24	FLORIDA CHANGES - LEGAL ACTION AGAINST US
IL 09 35	07 02	EXCLUSION OF CERTAIN COMPUTER - RELATED LOSSES



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FORMS/ ENDORSEMENTS APPLICABLE:		
FORM NUMBER	EDITION DATE	FORM NAME
IL 09 53	01 15	EXCLUSION OF CERTIFIED ACTS OF TERRORISM
FPIC TRIAOPT	07 23	POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

NOTICES:
THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU. A Rate Adjustment of 0.0% is included to reflect the Building Code Endorsement Grade (BCEG) in your area. Adjustments range from 1.2% Surcharge to 12.4% Credit.

COUNTERSIGNED BY:

DATE SIGNED: 12/24/2025

Frontline Website: www.frontlineinsurance.com