FARM BUREAU INSURANCE®
7373 W. Saginaw Hwy., P.O. Box 30400
Lansing, MI 48909-7900

Farm Bureau Mutual Insurance Company of Michigan
Farm Bureau Life Insurance Company of Michigan
Farm Bureau General Insurance Company of Michigan

09/15/2025

CONDOMINIUM HOMES OF NORTHBAY POINTE
OWNERS' ASSOCIATION
PO BOX 145
TAWAS CITY MI 48764-0145

Policy Type:
Businessowners Policy
Policy Number:
BO-11460918
Agent:
MB RISK SERVICES #7000
Phone Number:
248-257-5556

THANK YOU FOR YOUR CONTINUED BUSINESS!

We appreciate your continued confidence in Farm Bureau Insurance.

Enclosed is the Renewal for your Businessowners Policy. There is no billing enclosed. You will receive a separate Billing Statement.

Enclosed are updated policy documents that you should keep with your other important insurance papers. Your policy contains changes. A summary of those changes is enclosed for your convenience.

IN ADDITION TO REVIEWING THE SUMMARY, PLEASE REVIEW THE ENCLOSED POLICY DOCUMENTS CAREFULLY. Note that many of these documents are printed on both sides of the page. Please take special note of the Declarations page(s). Make sure all the information on the Declarations is correct, and that we are providing for your current coverage needs. If you have any questions about the information on your Declarations or the coverages described in your policy, please contact your Farm Bureau Insurance agent, MB Risk Services, at 248-257-5556.

It's important to keep your policy up to date. Contact your agent when changes occur. Your agent is always ready to work with you and help tailor your coverage to fit your changing needs.

Our mission is to protect the people of Michigan from the risks of everyday life. Thank you for choosing us as your insurance company. We look forward to helping you with all your insurance needs.

Farm Bureau General Insurance Company of Michigan

Farm Bureau General Insurance Company of Michigan
7373 W. Saginaw Hwy., Lansing, MI 48917 (517) 323-7000

BUSINESSOWNERS POLICY PROGRAM

IMPORTANT CHANGE IN YOUR COVERAGE
ADVISORY NOTICE TO POLICYHOLDERS

This is a summary of the major changes in your Businessowners Policy. No coverage is provided by this summary, nor can it be construed to replace any provision of the policy. You should read your policy and review your Declarations for complete information on the coverages provided. If there is any conflict between the policy and this summary, **THE PROVISIONS OF THE POLICY SHALL PREVAIL.**

MANDATORY FORM

The following endorsement is attached to all Businessowners Policies.

War & Cyber Operation, Operating System Event, & Widespread Event Exclusion (GN 66 35 02 25)

This endorsement excludes coverage, under all sections and endorsements, for any loss, damage, liability, claim, cost or expense of whatsoever nature, directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with war, cyber operations, operating system events, or widespread events.

Please read your policy carefully and review the Declarations to make sure all information is correct.

Please keep us informed of changes affecting your current coverage or future coverage needs. If such changes occur, or if you wish to discuss the impact of changes, please contact your Farm Bureau Insurance agent promptly. Your agent will be happy to work with you to tailor your coverage to meet your needs.

If you have any questions, please contact your Farm Bureau Insurance agent.

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Discounts

Multi-Policy Discount:

Policy(ies) that qualified you for this discount:

- [ ] Business Auto Policy
- [ ] Personal Auto
- [ ] Commercial Package Policy
- [x] Umbrella
- [ ] Country Estate
- [ ] Work. Comp.
- [ ] Farmowners
- [ ] Homeowners/Mobile Homeowners/Lake Estate

FB Partners:

- [ ] Business Auto Policy
- [ ] Commercial Package Policy or Other
- [ ] Umbrella
- [ ] Work. Comp.

Loss-Free Continuous Coverage Credit

Premium Summary

Total Annual Premium for Property and Liability Coverages: . . . . **$** 13,181.00

Farm Bureau General Insurance Company of Michigan offers an Annual Full Pay discount. If you choose to pay in full, your savings would be $ 1313.00. If you are interested in this option, please contact your agent, MB RISK SERVICES, at 248-257-5556.

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Effective Date	Policy Period (12:01 a.m. standard time)	Policy Number
October 31, 2025	**10/31/2025 TO 10/31/2026**	**BO-11460918**

Named Insured and Mailing Address:

CONDOMINIUM HOMES OF NORTHBAY POINTE OWNERS' ASSOCIATION
PO BOX 145
TAWAS CITY MI 48764-0145

Payment Plan: **Monthly**
Payment Method: **Manual**

Account Number: **1001524315**

Billing Account Number**: 1001524315-01**

Agent: **MB RISK SERVICES**
56849 GRAND RIVER AVE STE 12
PO BOX 810
NEW HUDSON MI 48165-9564
248-257-5556
service@marisbrowninsurance.com

For 24-hour claim reporting, call 877-FBINSMI (324-6764) or visit our website at FarmBureauInsurance.com.

This policy is exempt from the filing requirements of section 2236 of Michigan's Insurance Code of 1956, as amended, 1956 PA 218, MCL 500.2236.

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 as stated in this policy. This policy consists of the following Coverage Parts. The premium may be subject to adjustment.

Description of Business

Business Type	Type of Legal Entity
APARTMENT CONDOMINIUM ASSOCIATION	NONPROFIT CORPORATION

Description of Premises

Loc. No.	Location Address	Protection Class
1	311 W LAKE ST, TAWAS CITY, MI 48763-9297	4

Bldg. No.	Occupancy	Construction
1	Apartment Condominium Association	Frame Construction

Roof Type	Year Roofing Replaced
Shingles, Asphalt	2017

Building Description: 311 W Lake St

Bldg. No.	Occupancy	Construction
2	Apartment Condominium Association	Frame Construction

Roof Type	Year Roofing Replaced
Shingles, Asphalt	2017

Building Description: 315 W Lake St

Bldg. No.	Occupancy	Construction
3	Apartment Condominium Association	Frame Construction

Roof Type	Year Roofing Replaced
Shingles, Asphalt	2017

Building Description: 317 W Lake St

Description of Premises continued

Loc. No.	Location Address			Protection Class
	Bldg. No.	Occupancy	Construction	
	4	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 401 W Lake St			
	Bldg. No.	Occupancy	Construction	
	5	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 405 W Lake St			
	Bldg. No.	Occupancy	Construction	
	6	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 407 W Lake St			
	Bldg. No.	Occupancy	Construction	
	7	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 403 W Lake St			
	Bldg. No.	Occupancy	Construction	
	8	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 311 W Lake St - Garage			
	Bldg. No.	Occupancy	Construction	
	9	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 311 W Lake St - Garage			
	Bldg. No.	Occupancy	Construction	
	10	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 315 W Lake St - Garage			
	Bldg. No.	Occupancy	Construction	
	11	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 315 W Lake St - Garage			
	Bldg. No.	Occupancy	Construction	
	12	Apartment Condominium Association	Frame Construction	
		Roof Type	Year Roofing Replaced	
		Shingles, Asphalt	2017	
	Building Description: 317 W Lake St - Garage			

Description of Premises continued

Loc. No. | Location Address | Protection Class

Bldg. No.	Occupancy	Construction
13	Apartment Condominium Association	Frame Construction
	Roof Type	**Year Roofing Replaced**
	Shingles, Asphalt	2017

Building Description: 317 W Lake St - Garage

Bldg. No.	Occupancy	Construction
14	Apartment Condominium Association	Frame Construction
	Roof Type	**Year Roofing Replaced**
	Shingles, Asphalt	2017

Building Description: 405 W Lake St - Garage

Bldg. No.	Occupancy	Construction
15	Apartment Condominium Association	Frame Construction
	Roof Type	**Year Roofing Replaced**
	Shingles, Asphalt	2017

Building Description: 405 W Lake St - Garage

Bldg. No.	Occupancy	Construction
16	Apartment Condominium Association	Frame Construction
	Roof Type	**Year Roofing Replaced**
	Shingles, Asphalt	2017

Building Description: 407 W Lake St - Garage

Bldg. No.	Occupancy	Construction
17	Apartment Condominium Association	Frame Construction
	Roof Type	**Year Roofing Replaced**
	Shingles, Asphalt	2017

Building Description: 403 W Lake St - Garage

Bldg. No.	Occupancy	Construction
18	Apartment Condominium Association	Frame Construction
	Roof Type	**Year Roofing Replaced**
	Shingles, Asphalt	2017

Building Description: 403 W Lake St - Garage

Bldg. No.	Occupancy	Construction
19	Apartment Condominium Association	Frame Construction
	Roof Type	**Year Roofing Replaced**
	Shingles, Asphalt	2017

Building Description: Miscellaneous Outdoor Property

Property Coverage

		Limit of Insurance
Blanket	Building	$ 14,493,748

Loc No.	Bldg. No.	Type of Property*	Valuation Method **	Limit of Insurance	Deductible	Windstorm or Hail Deductible	Building Annual Increase Percentage
1	1	Building	RC	$ INCLUDED	$ 5,000	1%	4%
		Condominiums - Residential Condominium (Association risk only)					
1	2	Building	RC	$ INCLUDED	$ 5,000	1%	4%
		Condominiums - Residential Condominium (Association risk only)					

Property Coverage continued

1	3	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	4	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	5	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	6	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	7	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	8	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	9	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	10	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	11	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	12	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	13	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	14	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	15	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	16	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	17	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%
1	18	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$	5,000	1%	4%

Property Coverage continued

1	19	Building Condominiums - Residential Condominium (Association risk only)	RC	$	INCLUDED	$ 5,000	1%	4%

*BPP = Business Personal Property BPPY = Business Personal Property Permanent Yard Storage
**RC = Replacement Cost ACV = Actual Cash Value FV = Functional Valuation

Liability Coverage Limits

		Limit of Insurance
Liability and Medical Expenses	$	2,000,000
Personal and Advertising Injury		INCLUDED
Medical Expenses (Per Person)	$	10,000
Damage to Premises Rented to You (Each Occurrence)	$	50,000
Other than Products-Completed Operations Aggregate Limit	$	4,000,000
Products-Completed Operations Aggregate Limit	$	4,000,000

Classification

Loc. No.	Bldg. No.	Classification	Class Code	Premium Basis	Exposure
1	1	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	2	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	3	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	4	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	5	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	6	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	7	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	8	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	9	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	10	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	11	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Classification continued

Loc. No.	Bldg. No.	Classification	Class Code	Premium Basis	Exposure
1	12	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	13	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	14	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	15	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	16	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	17	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	18	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A
1	19	Condominiums - Residential Condominium (Association risk only)	69145	Limit of Insurance	$ N/A

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Broadening Endorsement Summary

The below coverages are included in the Broadening Endorsement attached to this policy.

Item	Description
Building Glass Coverage	$50 Deductible
Business Income - Civil Authority - Waiting Period	No Waiting Period
Business Waiting Period	No Waiting Period
Electronic Data Liability - Limited Coverage	$5,000
Employee Dishonesty	$5,000
Fine Arts	$500
Forgery and Alteration	$5,000
Incidental Malpractice Liability	Included within Business Liabililty Limits
Inventory and Loss Appraisal	$5,000
Money and Securities	$5,000 on-premises $5,000 off-premises
Newly Acquired or Constructed Property - Period of Coverage	90-days
Newly Acquired or Constructed Property - Business Income and Extra Expense Coverage	Extends coverage provided by Business Income and Extra Expense to Newly Acquired or Constructed Property
Outdoor Property	$10,000
Premises Damage from Burglary	Covered peril
Premises Boundary	Increased 1,000 feet
Preservation of Property	No time period
Rekeying of Locks; Lock Replacement	$500
Reward Payment	$5,000
Service Buildings and Incidental Structures	$5,000
Spoilage	$1,000
Utility Services - Direct Damage	$2,500
Utility Services - Time Element	$2,500

The limits shown above replace the limits provided in your Businessowners Coverage Form, BP 00 03, or are additional coverages added to your Businessowners Policy. If the same coverage with a limit equal to or higher than the limit shown above appears elsewhere in this policy, that limit replaces and is not in addition to the limit shown above.

Select Premier Businessowners Offering Summary

This statement of coverage is added to your Policy Declarations. The following coverages are additional coverages added to your Businessowners Policy, or increased limits for Additional Coverages provided in the Businessowners Policy, BP 00 03, contract.

Coverage	Limit	Provided In
Accounts Receivable	$250,000 on-premises $5,000 off-premises	BP 00 03
Business Personal Property - Off Premises	$50,000	BP 00 03
Business Income - Period of Indemnity	18 months	BP 00 03
Business Income from Dependent Properties	$100,000	BP 00 03
Debris Removal	$100,000	BP 00 03
Employee Dishonesty	$50,000	BP 00 03
Fire Department Service Charge	$10,000	BP 00 03
Forgery and Alteration	$50,000	BP 00 03
Increased Cost of Construction	$100,000	BP 00 03
Key and Lock Replacement	$1,000	GN 66 14
Money and Securities	$25,000 on-premises $25,000 off-premises	BP 00 03
Newly Acquired - Buildings	$1,000,000	BP 00 03
Newly Acquired - Business Personal Property	$500,000	BP 00 03
Newly Acquired - Period of Coverage	120 days	BP 00 03
Ordinance or Law For Tenant's Interest in Improvements and Betterments	$50,000	GN 66 20
Outdoor Property	$100,000	BP 00 03
Personal Effects	$25,000	BP 00 03
Pollutant Clean Up and Removal	$100,000	BP 00 03
Rekeying of Locks; Lock Replacement	$1,000	GN 66 14
Utility Services - Direct Damage	$25,000	GN 66 14
Utility Services - Time Element	$25,000	GN 66 14
Valuable Papers	$250,000 on-premises $5,000 off-premises	BP 00 03

The limits shown above replace the limits provided in your Businessowners Coverage Form, BP 00 03, or are additional coverages added to your Businessowners Policy. If the same coverage with a limit equal to or higher than the limit shown above appears elsewhere in this policy, that limit replaces and is not in addition to the limit shown above.

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Section I - Property Coverages

Loc. No.	Bldg. No.		Limit of Insurance
		Ordinance or Law Coverage (BP 04 46 07 13)	
1	1	[X] Coverage 1	$ 1,740,208.9536
		[ ] Coverage 2	N/A
		[ ] Coverage 3	N/A
		[X] Coverages 2 and 3 Combined	$ 200,000
		Business Income and Extra Expense [X] Yes [ ] No	
		Waiting Period for Period of Restoration: 0	
1	2	[X] Coverage 1	$ 1,651,595.6288
		[ ] Coverage 2	N/A
		[ ] Coverage 3	N/A
		[X] Coverages 2 and 3 Combined	$ 200,000
		Business Income and Extra Expense [X] Yes [ ] No	
		Waiting Period for Period of Restoration: 0	
1	3	[X] Coverage 1	$ 1,923,422.2592
		[ ] Coverage 2	N/A
		[ ] Coverage 3	N/A
		[X] Coverages 2 and 3 Combined	$ 200,000
		Business Income and Extra Expense [X] Yes [ ] No	
		Waiting Period for Period of Restoration: 0	
1	4	[X] Coverage 1	$ 2,690,210.6816
		[ ] Coverage 2	N/A
		[ ] Coverage 3	N/A
		[X] Coverages 2 and 3 Combined	$ 269,021
		Business Income and Extra Expense [X] Yes [ ] No	
		Waiting Period for Period of Restoration: 0	
1	5	[X] Coverage 1	$ 1,923,422.2592
		[ ] Coverage 2	N/A
		[ ] Coverage 3	N/A
		[X] Coverages 2 and 3 Combined	$ 200,000
		Business Income and Extra Expense [X] Yes [ ] No	
		Waiting Period for Period of Restoration: 0	
1	6	[X] Coverage 1	$ 1,923,422.2592
		[ ] Coverage 2	N/A
		[ ] Coverage 3	N/A
		[X] Coverages 2 and 3 Combined	$ 200,000
		Business Income and Extra Expense [X] Yes [ ] No	
		Waiting Period for Period of Restoration: 0	
1	7	[X] Coverage 1	$ 1,923,422.2592
		[ ] Coverage 2	N/A
		[ ] Coverage 3	N/A
		[X] Coverages 2 and 3 Combined	$ 200,000
		Business Income and Extra Expense [X] Yes [ ] No	
		Waiting Period for Period of Restoration: 0	
		Water Back-Up and Sump Overflow (BP 04 53 07 13)	
1	ALL	Covered Property Annual Aggregate	$ 250,000
		Business Income And Extra Expense Annual Aggregate	$ 250,000

Section I - Property Coverages continued

Loc. No.	Bldg. No.		Limit of Insurance
		Changes - Limited Fungi Coverage (Revised Limit) (BP 05 76 01 10)	
ALL	ALL	Revised Limit:	$ 15,000
		Separate Premises or Locations Option: [ ] Yes [X] No	
		Business Income/Extra Expense - Revised Number of Days: 30	
ALL	ALL	Equipment Breakdown Coverage (GN 66 10 07 20)	
ALL	ALL	Removal of Insurance-to-Value Provision (BP 04 83 01 10)	
ALL	ALL	Employee Dishonesty	$ 100,000
ALL	ALL	Forgery or Alteration	$ 100,000
ALL	ALL	Business Income Ordinary Payroll Expenses	
		Increased Number of Days: 60	
ALL	ALL	Business Income - Extended Business Income	
		Increased Number of Days: 60	
		Windstorm or Hail Percentage Deductibles (BP 03 12)	
1	ALL	Windstorm or Hail Deductible Percentage: 1%	

Section II - Liability Coverages

Hired Auto and Non-Owned Auto Liability (BP 04 04 01 10)
  Hired Auto Liability - Premium: $54.00   Non-Owned Auto Liability - Premium: $94.00
Electronic Data Liability - Limited Coverage (BP 05 95 05 14)
  Loss of Electronic Data Limit: $5,000

Coverages/Endorsements that Apply to Section I and/or Section II

Businessowners Coverage Form (BP 00 03 07 13)
Michigan Changes (BP 01 36 09 17)
Broadening Endorsement (GN 66 14 07 20)
Disclosure Pursuant to Terrorism Risk Insurance Act (BP 05 15)
CAP on Losses from Certified Acts of Terrorism (BP 05 23 01 15)
Exclusion of Certified Acts of Terrorism Involving Nuclear, Biological, Chemical or Radiological Terrorism; CAP on Covered Certified Acts Losses (BP 05 26 01 15)
  Exception Covering Certain Fire Losses applies to property located at: **MICHIGAN**
Exclusion of Punitive Damages Related to a Certified Act of Terrorism (BP 05 42 01 15)
Conditional Exclusion of Terrorism (Relating to Disposition of Federal Terrorism Risk Insurance Act) (BP 05 64 01 15)
  The Exception Covering Certain Fire Losses (Paragraph B.2.) applies to property located in the following state(s): **MICHIGAN**
Condominium Association Coverage (BP 17 01 07 13)
Residential Community and Office Association Protector Endorsement (GN 69 04 07 20)

Limitations/Exclusions

Employment-Related Practices Exclusion (BP 04 17 01 10)
Communicable Disease Exclusion (BP 14 86 07 13)
Exclusion - Silica or Silica-Related Dust (BP 05 17 01 06)
Exclusion of Loss Due to By-Products of Production or Processing Operations (Rental Properties) (BP 14 78 07 13)

Loc. No.	Bldg. No.	Description of Rental Unit
1	1	Condominiums
1	2	Condominiums

Limitations/Exclusions continued

1	3	Condominiums
1	4	Condominiums
1	5	Condominiums
1	6	Condominiums
1	7	Condominiums

Exclusion - Unmanned Aircraft (BP 15 11 12 16)

☐ Bodily Injury and Property Damage ☐ Personal and Advertising Injury

Absolute Perfluoroalkyl or Polyfluoroalkyl Substances (PFAS) Exclusion (GL 66 01 11 22)

Fungi or Bacteria Exclusion (Liability) (BP 05 77 01 06)

War & Cyber Operation, Operating System Event, and Widespread Event Exclusion (GN 66 35)

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Statement of Values

Loc No.	Location Address
1	311 W LAKE ST, TAWAS CITY, MI 48763-9297

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
1	Building	1%	$ 1,740,209

Description: 311 W Lake St

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
2	Building	1%	$ 1,651,596

Description: 315 W Lake St

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
3	Building	1%	$ 1,923,422

Description: 317 W Lake St

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
4	Building	1%	$ 2,690,211

Description: 401 W Lake St

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
5	Building	1%	$ 1,923,422

Description: 405 W Lake St

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
6	Building	1%	$ 1,923,422

Description: 407 W Lake St

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
7	Building	1%	$ 1,923,422

Description: 403 W Lake St

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
8	Building	1%	$ 59,977

Description: 311 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible	Value
9	Building	1%	$ 59,977

Description: 311 W Lake St - Garage

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Statement of Values continued

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
10	Building	1%	$	59,977

Description: 315 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
11	Building	1%	$	59,977

Description: 315 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
12	Building	1%	$	107,459

Description: 317 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
13	Building	1%	$	59,977

Description: 317 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
14	Building	1%	$	59,977

Description: 405 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
15	Building	1%	$	59,977

Description: 405 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
16	Building	1%	$	59,977

Description: 407 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
17	Building	1%	$	59,977

Description: 403 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
18	Building	1%	$	59,977

Description: 403 W Lake St - Garage

Bldg. No.	Type of Property	Windstorm or Hail Deductible		Value
19	Building	1%	$	10,816

Description: Miscellaneous Outdoor Property

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Cyber Liability

Named Insured:	Transaction Effective Date:	Policy Number:
CONDOMINIUM HOMES OF NORTHBAY POINTE OWNERS' ASSOCIATION	OCTOBER 31, 2025	BO-11460918
Agent Name: MB RISK SERVICES		Agent Number: 7000

NOTICE

- **INSURING AGREEMENTS (A)(1) THROUGH (A)(4) ARE CLAIMS-MADE AND REPORTED COVERAGES. EXCEPT TO SUCH EXTENT AS MAY OTHERWISE BE PROVIDED HEREIN, THESE INSURING AGREEMENTS ARE LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS OR SUITS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE ENDORSEMENT PERIOD AND REPORTED IN WRITING TO THE INSURER PURSUANT TO THE TERMS HEREIN.**
- **INSURING AGREEMENTS (B)(1) THROUGH (B)(4) ARE EVENT-DISCOVERED AND REPORTED COVERAGES. EXCEPT TO SUCH EXTENT AS MAY OTHERWISE BE PROVIDED HEREIN, THESE INSURING AGREEMENTS ARE LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS FOR EVENTS THAT ARE DISCOVERED DURING THE ENDORSEMENT PERIOD AND REPORTED IN WRITING TO THE INSURER PURSUANT TO THE TERMS HEREIN.**
- **THE LIMIT OF LIABILITY AVAILABLE TO PAY JUDGMENTS OR SETTLEMENTS UNDER THIS CYBER LIABILITY COVERAGE SHALL BE REDUCED BY AMOUNTS INCURRED FOR DEFENSE COSTS.**

Item 1. Limits of Liability per Insuring Agreement:	
(A) THIRD PARTY LIABILITY INSURING AGREEMENTS	
(1) Multimedia Liability:	$50,000
(2) Security and Privacy Liability:	$50,000
(3) Privacy Regulatory Defense and Penalties:	$50,000
(4) PCI DSS Liability:	$50,000
(B) FIRST PARTY INSURING AGREEMENTS	
(1) Breach Event Costs:	$50,000
(2) BrandGuard®:	$50,000
(3) System Failure:	$50,000
(4) Cyber Extortion:	$50,000
Item 2. Maximum Aggregate Limit of Liability:	$50,000
Item 3. Endorsement Period:	From: 10/31/2025 To: 10/31/2026
Item 4. Retroactive Date:	Full Unknown Prior Acts Coverage
Item 5. Cyber Liability Extended Reporting Period:	Not Applicable

Endorsement that Applies

Cyber Liability (GN 66 06)

BUSINESSOWNERS POLICY | RENEWAL DECLARATIONS

Condominiums, Co-ops, Associations - Directors and Officers Liability

Named Insured: CONDOMINIUM HOMES OF NORTHBAY POINTE OWNERS' ASSOCIATION	Transaction Effective Date: OCTOBER 31, 2025	Policy Number: BO-11460918
Agent Name: MB RISK SERVICES		Agent Number: 7000

NOTICE

- **THIS IS A CLAIMS-MADE AND REPORTED COVERAGE. EXCEPT TO SUCH EXTENT AS MAY OTHERWISE BE PROVIDED HEREIN, THIS CONDOMINIUMS, CO-OPS, ASSOCIATIONS - DIRECTORS AND OFFICERS LIABILITY (D&O) COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS OR SUITS THAT ARE FIRST MADE AGAINST THE INSURED(S) DURING THE D&O COVERAGE PERIOD AND REPORTED IN WRITING TO THE INSURER PURSUANT TO THE TERMS HEREIN. VARIOUS PROVISIONS IN THIS D&O ENDORSEMENT RESTRICT COVERAGE. PLEASE READ THE ENTIRE CONDOMINIUMS, CO-OPS, ASSOCIATIONS - DIRECTORS AND OFFICERS LIABILITY ENDORSEMENT CAREFULLY TO DETERMINE RIGHTS, DUTIES AND WHAT IS AND IS NOT COVERED.**

- **THE D&O AGGREGATE LIMIT AVAILABLE TO PAY JUDGEMENTS OR SETTLEMENTS UNDER THIS CONDOMINIUMS, CO-OPS, ASSOCIATIONS - DIRECTORS AND OFFICERS LIABILITY ENDORSEMENT SHALL BE REDUCED BY AMOUNTS INCURRED FOR DEFENSE COSTS.**

Named Association:
Condominium Homes of Northbay Pointe Owners' Association

D&O Coverage Period:	From: 10/31/2025 To: 10/31/2026	At 12:01 a.m. standard time at your mailing address shown on the first page of the Declarations for this policy.
D&O Aggregate Limit:	$2,000,000	
D&O Deductible:	$1,000	
Pending or Prior Litigation Date:		
D&O Retroactive Date:		If no date is shown, "we" will consider the D&O Retroactive Date to be the date of organization of the "named insured".

Endorsement that Applies

Condominiums, Co-ops, Associations - Directors and Officers Liability (BP 17 24 01 10)

Property and Liability Forms and Endorsements

The following, together with the Businessowners Policy (form BP 00 03) and the most current Declarations, make up your policy. The symbol " √ " beside a Form Number indicates that the Form is enclosed with this mailing.

BP 00 03 07 13	BP 15 11 12 16	BP 17 24 01 10	BP 04 17 01 10
BP 04 04 01 10	BP 01 36 09 17	BP 04 83 01 10	BP 05 76 01 10
BP 05 77 01 06	BP 05 15 12 20	BP 05 23 01 15	BP 05 42 01 15
BP 14 86 07 13	BP 05 26 01 15	BP 05 64 01 15	BP 05 17 01 06
BP 04 53 07 13	BP 17 01 07 13	BP 14 78 07 13	BP 04 46 07 13
√ BP 03 12 01 10	√ GN 66 35 02 25	BP 05 95 05 14	GL 66 01 11 22
GN 66 14 07 20	GN 66 10 07 20	GN 66 06 07 20	GN 69 04 07 20
GN 66 20 07 20			

FARM BUREAU INSURANCE®
Michigan's Insurance Company

Farm Bureau General Insurance Company of Michigan
7373 W. Saginaw Hwy., Lansing, MI 48917 (517) 323-7000

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WINDSTORM OR HAIL PERCENTAGE DEDUCTIBLES

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

The following provisions apply to **Section I - Property:**

The Windstorm or Hail Deductible, as shown in the Declarations and set forth in this endorsement, applies to covered loss or damage caused directly or indirectly by Windstorm or Hail. This Deductible applies to each occurrence of Windstorm or Hail.

With respect to Covered Property at a premises identified in the Declarations, no other deductible applies to Windstorm or Hail.

Nothing in this endorsement implies or affords coverage for any loss or damage that is excluded under the terms of the Water Exclusion or any other exclusion in this policy. If this policy is endorsed to cover Flood under the Flood Coverage Endorsement (or if you have a flood insurance policy), a separate Flood Deductible applies to loss or damage attributable to Flood, in accordance with the terms of that endorsement or policy.

WINDSTORM OR HAIL DEDUCTIBLE CALCULATION

In determining the amount, if any, that we will pay for loss or damage, we will deduct an amount equal to 1%, 2% or 5% (as shown in the Declarations) of the Limit(s) of Insurance applicable to the property that has sustained loss or damage. This Deductible is calculated separately for, and applies separately to:

1. Each building that sustains loss or damage;
2. The personal property at each building at which there is loss or damage to personal property;
3. Personal property in the open.

If there is damage to both a building and personal property in that building, separate deductibles apply to the building and to the personal property.

We will not pay for loss or damage until the amount of loss or damage exceeds the Deductible. We will then pay the amount of loss or damage in excess of the Deductible, up to the applicable Limit(s) of Insurance.

When property is covered under the Coverage Extension for Newly Acquired Or Constructed Property: In determining the amount, if any, that we will pay for loss or damage, we will deduct an amount equal to a percentage of the value(s) of the property at the time of loss. The applicable percentage for Newly Acquired Or Constructed Property is the highest percentage shown in the Declarations for any described premises.

EXAMPLE - APPLICATION OF DEDUCTIBLE

The amounts of loss to the damaged property are $60,000 (building) and $40,000 (personal property in building).

The actual Limits of Insurance on the damaged property are $80,000 on the building and $64,000 on the personal property.

The Deductible is 2%.

BUILDING

Step **(1)**: $80,000 X 2% = $1,600

Step **(2)**: $60,000 - $1,600 = $58,400

PERSONAL PROPERTY

Step **(1)**: $64,000 X 2% = $1,280

Step **(2)**: $40,000 - $1,280 = $38,720

The most we will pay is $97,120 ($58,400 + $38,720). The portion of the total loss that is not covered due to the application of the Deductible is $2,880 ($1,600 + $1,280).

Farm Bureau General Insurance Company of Michigan
7373 W. Saginaw Hwy., Lansing, MI 48917 (517) 323-7000

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAR & CYBER OPERATION, OPERATING SYSTEM EVENT, AND WIDESPREAD EVENT EXCLUSION

This endorsement modifies insurance provided under the following:

1. This entire policy, under all sections and endorsements, excludes any loss, damage, liability, claim, cost or expense of whatsoever nature, directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with:

   a. any **war**;

   b. any **cyber operation** carried out as part of any **war**; or

   c. any **cyber operation** that causes a sovereign state to become an **impacted state**.

   This exclusion applies even if damages or losses are claimed for notification expenses, breach support and credit monitoring expenses, identity theft expenses, privacy breach response costs, forensic expenses, public relations expenses, data restoration expenses, cyber extortion expenses or any other similar cost or expense incurred by any **insured** or others arising out of a **war** and **cyber operation**.

   However, this exclusion does not apply to an **act of cyber terrorism** to the extent coverage is provided by the Cyber Liability Endorsement form. To the extent coverage is provided by the Cyber Liability endorsement, paragraph c. above shall also not apply to the direct or indirect effect of a **cyber operation** on any **insured computer system** that is not physically located in an **impacted state** but is affected by a **cyber operation**.

2. This entire policy, under all sections and endorsements, excludes any loss, damage, liability, claim, insured event, cost or expense, of whatsoever nature, directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with a **widespread event**. The determination of whether an event constitutes a **widespread event** will rely upon any available evidence such as information from governments, news media, qualified IT forensics firms, computer experts and claims reported to us.

   This exclusion applies even if damages or losses are claimed for notification expenses, breach support and credit monitoring expenses, identity theft expenses, privacy breach response costs, forensic expenses, public relations expenses, data restoration expenses, cyber extortion expenses or any other similar cost or expense incurred by any **insured** or others arising out of a **widespread event**.

3. With respect to all Insuring Agreements under all sections and endorsements of this policy, there is no coverage for any loss or claim based upon, arising from, or in any way involving an **operating system event**.

4. The following definitions are added. If a term is defined below or within the policy or endorsements, the definitions below apply:

   a. "**Act of cyber terrorism**" means the premeditated use of disruptive activities, or the threat to use disruptive activities, against a **computer system**, including any associated network and **data** stored thereon, with the intention to cause harm, to further social, ideological, religious, political, or similar objectives, or to intimidate any person in furtherance of such objectives; provided that such activities are not committed by, or at the express direction of, a sovereign state or a government simultaneously engaged in **war** or a **cyber operation** carried out as part of any **war**.

   b. "**Application program**" means any computer software program that performs a particular function or task within the **computer operating system** for the end-user, including, but not limited to, database programs, web browsers, enterprise software, word processors, graphics software and media players.

   c. "**Attack vector**" means the method or combination of methods that are used in a **hacking attack**.

   d. "**Computer operating system**" means computer system software that manages or administers computer hardware, software resources, or provides common services to run an **application program**. **Computer operating system** does not include an **application program**.

   e. "**Computer System**" means an interconnected electronic, wireless, web, or similar system, including all computer hardware and software, used to process and store **data** or information in an analogue, digital, electronic or wireless format, including, but not limited to, computer programs, **data**, operating systems, firmware, servers, media libraries, associated input and output devices, mobile devices, devices that are connected to and controlled by the internet (also known as "smart devices"), networking equipment, websites, extranets, off-line storage facilities (to the extent that they hold **data**), and electronic backup equipment.

f. "**Cyber operation**" means the use of a **computer system** by, at the direction, or under the control of a sovereign state to disrupt, deny, degrade, manipulate, or destroy information in a **computer system** of or in another sovereign state.

g. "**Data**" means any machine-readable information, including, but not limited to, ready-for-use programs, applications, account information, customer information, health and medical information, or other electronic information, irrespective of the way it is used and rendered.

h. "**Essential service**" means any service that is essential for the proper operation and maintenance of vital functions of a sovereign state, including, but not limited to, financial services (including services related to financial institutions and associated financial market infrastructure), health services, utility services, emergency services, and/or services that are essential for the proper operation of the food, energy and/or transportation sector.

i. "**Impacted state**" means a sovereign state where a **cyber operation** has had a major detrimental impact on:

   (1) the functioning of that sovereign state due to disruption of the availability, integrity or delivery of an **essential service** in that sovereign state; and/or

   (2) the security or defense of that sovereign state.

j. "**Operating system event**" means a single act of exploitation of, or a series of related, repeated or continuing acts of exploitation of, software vulnerabilities in a **computer operating system**, including, but not limited to, ransomware, wiper malware, computer worms, and computer viruses, the impact of which is of sufficient intensity, scale or effect to cause a major detrimental impact on the functioning of a sovereign state due to disruption of the availability, delivery, or integrity of any **essential service** in that sovereign state; provided, however, a major detrimental impact on the functioning of a sovereign state shall not result from an attack, or related series of attacks, solely impacting an **insured**. For purposes of this definition, a major detrimental impact on the functioning of a sovereign state shall be deemed to occur when such impact has been made public through the media, official statements or otherwise.

k. "**Related hacking attack**" means a **hacking attack** with:

   (1) the same actor or a coordinated group of actors;

   (2) the same **attack vector**;

   (3) the same vulnerability; or

   (4) the common impacted vendor or group of impacted vendors as any other person or entity holding cyber coverage through us.

   Related hacking attack does not include a **hacking attack** which deceives or manipulates any insured to execute subsequent, intervening actions in order to constitute or cause the claim.

l. "**War**" means any:

   (1) war, invasion, acts of foreign enemies, hostilities, or civil war (whether war is declared or not); or

   (2) warlike action by a military force including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents;

   (3) rebellion, revolution, insurrection, usurped power, civil commotion assuming the proportions of or amounting to an uprising, or any action taken by a governmental authority to hinder, control, prevent, suppress or defend against any of the aforementioned actions;

   (4) confiscation, nationalization, requisition, destruction of or damage to property by or under the order of any government or public or local authority; or

   (5) any discharge of nuclear weapon, even if accidental.

m. "**Widespread event**" means a **related hacking attack** that impacts 40 other persons or entities holding Cyber coverage through us that is discovered, or should have been discovered, within 90 days of the first such person or entity discovering, or when the first such person or entity should have discovered, such **hacking attack**.

The inapplicability of this exclusion does not serve to create coverage for injury or damage that is otherwise excluded elsewhere in this policy.