



Amwins Insurance Brokerage, LLC
7108 Fairway Drive
Suite 200
Palm Beach Gardens, FL 33418

amwins.com



Separate Named
Storm Deductible
Applies

Separate Wind/Hail
Deductible Applies

December 2, 2024

Phillip Masi
AssuredPartners Inc.
300 Colonial Center Parkway
Suite 150
Lake Mary, FL 32746

RE: Vacation Villas at Fantasyworld Time-Share Owner's Association Inc

PROPERTY CONFIRMATION OF COVERAGE

Dear Phillip:

In accordance with your instructions to bind, please find the attached Binder for Vacation Villas at Fantasyworld Time-Share Owner's Association Inc which confirms that coverage is bound for your client as follows:

DATE OF ISSUANCE: 12/2/2024

INSURED: Vacation Villas at Fantasyworld Time-Share Owner's Association Inc

MAILING ADDRESS: 5005 Kyngs Heath Rd
Kissimmee, FL 34746

CARRIER: Westchester Surplus Lines Insurance Company (Non-Admitted)

POLICY NUMBER: D95010659 004

POLICY PERIOD: From 12/1/2024 to 12/1/2025
12:01 A.M. Standard Time at the Mailing Address shown above

*****Please review All Terms, Conditions & "Subject To" Items on the attached Binder*****

POLICY PREMIUM:	Premium	\$222,000.00
	TRIA	Not Applicable
	Fees	\$1,000.00
	Surplus Lines Taxes and Fees	\$11,154.00
	Total	\$234,154.00

MINIMUM EARNED PREMIUM: As per policy form

ADDITIONAL TERMS AND CONDITIONS: See attached carrier's binder

SURPLUS LINES TAX SUMMARY

HOME STATE: Florida

FEES:

Fee	Taxable	Amount
Amwins Service Fee	Yes	\$1,000.00
Total Fees		\$1,000.00

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Florida	Surplus Lines Tax	\$222,000.00	\$1,000.00	\$223,000.00	4.940%	\$11,016.20
	Stamping Fee	\$222,000.00	\$1,000.00	\$223,000.00	0.060%	\$133.80
	DEM EMP - D95010659 004				Flat	\$4.00
Total Surplus Lines Taxes and Fees						\$11,154.00

Important Notice: Surplus Lines Tax Rates and Regulations are subject to change which could result in an increase or decrease of the total Surplus Lines Taxes and Fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes owed must be promptly remitted.

The attached Binder from the carrier sets forth the coverage as bound. Please review carefully with your client to ensure the bound coverage matches the terms and conditions of the bind order. It is your responsibility to ensure the bound terms and conditions are accurate and consistent with the agreed bind order terms.

If after reviewing you should have any questions or requested changes, please let us know as soon as possible so we can discuss with the carrier.

Thank you for your business. We truly appreciate it.

Sincerely,

Brianna Tio

Technical Assistant

T 561.656.0493 | F 877.570.9323 | brianna.tio@amwins.com

Amwins Insurance Brokerage, LLC

7108 Fairway Drive | Suite 200 | Palm Beach Gardens, FL 33418 | amwins.com

On behalf of,

Bo Rhonehouse

Executive Vice President

T 561.656.6177 | F 877.570.9323 | bo.rhonehouse@amwins.com

Amwins Insurance Brokerage, LLC

In California: Amwins Brokerage Insurance Services | License 0F19710

7108 Fairway Drive | Suite 200 | Palm Beach Gardens, FL 33418 | amwins.com

Insured's Name: Vacation Villas at Fantasyworld Time-Share Owner's Association Policy #: D95010659 004

Policy Dates: From: 12/1/2024 To: 12/1/2025

Surplus Lines Agent's Name: Susan Flemming

Surplus Lines Agent's Physical Address: 1227 South Patrick Drive Suite 101, Satellite Beach, FL 32937

Surplus Lines Agent's License #: A085932

Producing Agent's Name: Phillip Masi

Producing Agent's Physical Address: 300 Colonial Center Parkway Suite 150
Lake Mary FL 32746

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Policy Premium: \$222,000.00

SL Agent Policy Fee: -0-

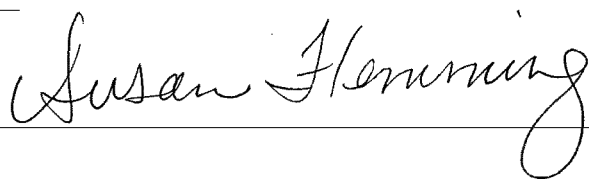
Inspection Fee: -0-

Other Policy Fees: \$1,000

Tax: \$11,016.20

FLSO Service Fee: \$133.80

EMPA Surcharge: \$4

Surplus Lines Agent's Countersignature: 

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

	Bo Rhonehouse		
COMPANY:	AMWINS INSURANCE BROKERAGE LLC		
Policy #	D95010659 004		
RE:	Vacation Villas at Fantasy World Timeshare Owners Association, Inc.		
Thank you for binding the captioned account. Please read this binder carefully, as the limits, coverage, exclusions, and any other terms and conditions may vary from those you requested in your submission and/or from the expiring policy.			
Policy Term:	12/01/2024 - 12/01/2025		
Company:	Westchester Surplus Lines Insurance Company (Non-Admitted)		
Perils:	Risks of direct physical loss or damage including Flood excluding Earthquake Sprinkler Leakage, Earthquake with other exclusions per policy forms and as specified below		
Causes of Loss Form	Special		
Coverage:	Buildings, Personal Property, Business Income Including Extra Expense		
Limit of Liability:	\$2,500,000 Per Occurrence		
Sublimit(s) of Liability:	<p>Liability for all loss or damage arising out of one occurrence shall not exceed Westchester's participation of 100.00% of the stated sub-limits of liability shown below:</p> <p>Civil Authority, 4 Weeks, (1 mile; 72 hour waiting period)</p> <p>Debris Removal, \$50,000</p> <p>Discharge from Sewer, Drain or Sump (Not Flood Related) (Annual Aggregate Applies), \$25,000</p> <p>Electronic Data (Annual Aggregate Applies), \$2,500,</p> <p>Extended Period of Indemnity, 60 days</p> <p>Extra Expense, \$100,000</p>		

Fire Department Service Charge, \$5,000

Flood (Annual Aggregate Applies), \$3,500,000

Limited Coverage for "Fungus", Wet Rot, Dry Rot and Bacteria,
\$15,000, (Annual Aggregate)

Newly Acquired Locations (Time Element), \$100,000 at each location;
30 days

Newly Acquired or Constructed Property, \$250,000 Buildings; \$100,000
Business Personal Property at each building; 30 days

Ordinance or Law Coverage A, \$5,000,000

Ordinance or Law Coverage B+C, \$1,000,000

Outdoor Property, \$1,000, (Fire; Lightning; Explosion; Riot or Civil
Commotion; or Aircraft only)

Each Tree, Shrub or Plant, \$50,000 per occurrence; \$1,000 max each
item, Annual Aggregate

Outdoor Signs, \$2,500

Personal Effects And Property of Others, \$2,500

Pollutant Clean-up And Removal (Annual Aggregate Applies), \$10,000

Preservation of Property, 30 days

Property Off Premises, \$10,000

Property In Transit, \$5,000

Spoilage, \$25,000, (Breakdown Or Contamination and/or Power Outage)

Valuable Papers and Records (Other Than Electronic Data), \$2,500

Wind Driven Rain (Annual Aggregate), \$100,000

Sublimits of Liability are Per Occurrence unless otherwise indicated
above.

Sublimits of Liability are Included in the Limit of Liability and are not in
addition to the Limit of Liability.

Sublimits of Liability shown above are for summary purposes only and are subject to the terms and conditions of the policy forms.

Locations:	Most recent Schedule on file with Company totaling \$21,503,039		
Territory:	USA and its Territories and Possessions		
Total Insurable Values:	\$21,503,039		
Coinsurance:	Property: NIL BI: NIL	Valuation:	Property: Replacement Cost Roof Surfacing: 15 years old or older at Actual Cash Value BI: Actual Loss Sustained
Westchester Premium:	\$222,000	Excludes Terrorism	35% Minimum Earned Premium Subject to Hurricane Minimum Earned Premium Endorsement, whichever is greater.

Any applicable taxes, surcharges or countersignature fees etc. are in addition to the above stated premium. The actual taxes, surcharges or fees, etc. will be those in effect on the date coverage is bound. The insured is responsible for paying these taxes, surcharges or fees in addition to the above stated premium.

Please be advised that you are expected to comply with all state law requirements and your office is responsible for making State Surplus Filings and remitting the applicable Surplus Lines taxes.

Deductibles:	<p>Named Windstorm and Wind Driven Rain</p> <p>5.00% Per Building/Structure of the sum of all values listed in the most recent Schedule of Values on file with the Company for each separately identifiable building or structure that has sustained a loss or damage and for which a claim is being made under this policy; subject to the minimum deductible of \$100,000 per occurrence.</p> <p>All Other Wind/Hail \$100,000 Per Occurrence</p> <p>Flood</p> <p>The maximum amount recoverable under the National Flood Insurance Program for the Real or Personal Property at each Building, whether or not such coverage is purchased or maintained. In addition, the following</p>
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deductible will apply to property not eligible and coverages not available under the National Flood Insurance Program that are covered under this policy and any difference in the valuation between the policies: \$25,000 Per Occurrence.

All Other Perils

\$25,000 Per Occurrence;

Time Element Waiting Period: 72 Hours

Policy Forms:

Westchester Company Forms with other exclusions as specified in the binder governs.

SL-24680 (10/09)	Florida Surplus Lines Notification
BB-5W58a -PA (05/21)	Common Policy Declarations
CPd2 (08/16)	Commercial Property Declarations
CPfed2 (05/16)	Flood Endorsement Declarations
ACE0755 (02/13)	Commercial Property Conditions
IL 00 17 (11/98)	Common Policy Conditions
CP 00 10 (10/12)	Building And Personal Property Coverage Form
CP 00 30 (10/12)	Business Income (And Extra Expense) Coverage Form
CP 10 30 (09/17)	Causes Of Loss - Special Form
ACE007 (06/10)	Cancellation Clause
ACE0210 (01/08)	Nuclear, Biological, Chemical, Radiological Exclusion Endorsement
ACE0244 (10/20)	Named Storm Deductible and Named Storm Definition
ACE0248 (04/18)	Windstorm Percentage Deductible (Total Insurable Values Per Building or Structure)
ACE0359 (12/10)	Earthquake Sprinkler Leakage Exclusion

ACE0377 (06/18)	Sub-Limit Provision Endorsement
ACE0421 (08/09)	Pre-Existing Property Damage Exclusion
ACE061 (08/18)	Asbestos Material Exclusion (Named Peril Exception)
ACE063 (07/16)	Occurrence Limit Of Liability Endorsement
ACE067 (03/14)	Permission For Excess Insurance Endorsement
ACE0681 (10/11)	Definition Of Loss Occurrence Endorsement
ACE0774 (08/22)	Ordinance Or Law Coverage
ACE0834 (05/16)	EIFS Construction Provision
ACE0881 (04/18)	Wind-Driven Rain Additional Coverage and Deductible Endorsement
ACE0908 (01/18)	Loss Control Inspection Compliance Condition
ACE0991 (02/21)	Hurricane Minimum Earned Premium Endorsement (Policy Cancellation)
ACE1022 (03/21)	First Named Insured Conditions Endorsement
ACE1037 (08/21)	Appraisal Clause
ACE126 (10/14)	Electronic Data Amendment Endorsement
ALL-10750 (01/15)	Terrorism Exclusion Endorsement
CP 01 40 (07/06)	Exclusions of Loss Due to Virus or Bacteria
CP 04 08 (10/12)	Higher Limits
CP 04 40 (06/07)	Spoilage Coverage
CP 10 36 (10/12)	Limitations On Coverage For Roof Surfacing
CP 10 38 (10/12)	Discharge From Sewer, Drain Or Sump (Not Flood-Related)
CP 10 65 (06/07)	Flood Coverage Endorsement
IL 09 52 (01/15)	Cap On Losses From Certified Acts of Terrorism

	<p>SL-44730b (04/23) Service Of Suit Endorsement - Florida</p> <p>TR-45231a (08/20) Policyholder Disclosure Notice Of Terrorism Insurance Coverage</p> <p>ACE0745 (03/21) Certificate Of Insurance - Automatic Additional Insured And Loss Payee Endorsement</p> <p>MA-608255p (04/15) Claims Directory Property and Inland Marine</p> <p>ALL-20887 (10/06) CHUBB Producer Compensation Practices & Policies</p> <p>ALL-21101 (11/06) Trade or Economic Sanctions Endorsement</p> <p>ALL-5X45 (11/96) Questions About Your Insurance</p> <p>IL P 001 01 04 U.S. Treasury Departments' Office of Foreign Assets Control ("OFAC") Advisory Notice to Policyholders</p> <p>LD-5S231 (04/22) Signature Endorsement</p>
Cancellation:	90 days except 10 days for non-payment of premium or as required by the state of domicile
Policy Conditions:	<p>The following conditions will apply to the policy:</p> <p>No EIFS/Dryvit on the exterior walls.</p> <p>Flood coverage is excess over the maximum limits available under a National Flood Insurance Program (NFIP) policy, whether or not purchased.</p> <p>This policy excludes any loss or damage directly or indirectly caused by, resulting from or contributed to by any pre-existing property damage at the time of loss.</p> <p>Limitations on Coverage for Roof Surfacing</p> <ul style="list-style-type: none"> • Paragraph A. applies to roof surfacing that is 15 years old or older • Paragraph B. applies to Cosmetic roof surfacing. <p>Inspection and compliance with any recommendation deemed essential by the Company</p>
Mandatory Exclusions and Amendments:	All Policy form exclusions including the following Westchester exclusions:

Asbestos Material, Electronic Data/Cyber Risk, Nuclear Biological and Chemical and Radiological Exposures, Definition of Occurrence Endorsement, Exclusion of Loss Due to Virus or Bacteria.

Occurrence Limit of Liability with paragraph 3. (b) at 100%

Remarks:

The terms, conditions, limits and exclusions of this binder supersede the submitted information and specifications submitted to us for consideration, and all prior binders.

Actual coverage will be determined by and in accordance with the policy as issued by the insurer.

The insurer is not bound by any statements made in the submission purporting to bind the insurer unless such statement is in the actual policy.

This binder has been constructed in reliance on the information and specifications provided in the submission. A material change or misrepresentation of the submission information and specifications may void this binder.

Please be advised that we do not review Certificates of Insurance or Evidences of Commercial Property Insurance issued by you, or by any party, relating to this policy of insurance either for content or accuracy. Accordingly, we request that you do not provide copies of certificates or evidences to us for review or for our records. It is your responsibility to see that any Certificate or Evidence provides an accurate representation of the coverage form and endorsements applicable to this policy at the time the Certificates or Evidences is issued. Certificates of Insurance or Evidence of Commercial Property Insurance may only be issued as a matter of information. You have no authority by virtue of a Certificate, Evidence, or otherwise, to amend, extend or otherwise alter coverage afforded under this policy. Certificates of Insurance or Evidences of Commercial Property Insurance are never recognized as endorsements or policy change requests. You must submit a separate written request if an endorsement or policy change (including but not limited to adding additional insureds, loss payees and mortgagees and/or alteration of notice requirements for cancellation) is requested. In the event a policy change is requested, the underwriter will advise if the request is acceptable to the Company.

PLEASE NOTE THAT FOR POLICIES EFFECTIVE JULY 21, 2011 AND SUBSEQUENT, WE REQUIRE THE PRODUCER TO PROVIDE THE HOME STATE AS DEFINED IN THE NONADMITTED AND REINSURANCE REFORM ACT (NRRA) UPON BINDING OF THIS PLACEMENT

Attached please find a Disclosure Notice required by the Terrorism Risk Insurance Program Reauthorization Act (TRIPRA).

TERRORISM EXCLUSION ENDORSEMENT

Named Insured Vacation Villas at Fantasy World Timeshare Owners Association, Inc.			Endorsement Number
Policy Symbol LP	Policy Number D95010659 004	Policy Period 12/01/2024 to 12/01/2025	Effective Date of Endorsement
Issued By (Name of Insurance Company) Westchester Surplus Lines Insurance Company			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

**BOILER AND MACHINERY COVERAGE PART
BUSINESS AUTO COVERAGE FORM
GARAGE COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
TRUCKERS COVERAGE FORM
BUSINESS AUTO PHYSICAL DAMAGE COVERAGE FORM
COMMERCIAL INLAND MARINE COVERAGE PART
COMMERCIAL PROPERTY COVERAGE FORM
COMMERCIAL PROPERTY COVERAGE PART
STANDARD PROPERTY POLICY**

The following exclusion is added to this policy and applies to all coverages, additional coverages, and coverage extensions, notwithstanding any provision to the contrary in this policy or any other endorsement hereto:

- A. This insurance does not cover loss, damage, injury, expense, cost, or legal obligation directly or indirectly caused by or resulting from any of the following, regardless of any other cause or event, whether or not insured under this policy, contributing concurrently or in any other sequence thereto:
1. "Act of Terrorism"; or
 2. Actions taken by or on behalf of any government or any branch or division thereof (including, without limitation, the uniformed armed forces, militia, police, state security, and anti-terrorism agencies) in responding to, preventing, combating, defending or retaliating against any "Act of Terrorism"; or
 3. dispersal, application, or release of any actual or alleged pathogen, poison, biologic or chemical product, material, waste or substance as a result of an Act of Terrorism, and it reasonably appears that one purpose of the Act of Terrorism was to release such product, material, waste or substance.

This exclusion applies whether or not the "Act of Terrorism" was committed in concert with or on behalf of any organization or government.

The terms and limitations of this exclusion do not serve to create coverage for any loss which would otherwise be excluded under this Policy, such as, but not limited to, losses excluded by the "Nuclear Exclusion" or the "War Exclusion" or similar provision.

B. As used in this endorsement:

1. "Act of Terrorism" means any act against persons, organizations or property of any nature that involves 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
2. Appears to be intended, in whole or in part, to:
- a. Intimidate or coerce a government or the civilian population; or
 - b. Disrupt any segment of a nation's economy; or
 - c. Influence the policy of a government by intimidation or coercion; or
 - d. Affect the conduct of a government by mass destruction, assassination, kidnapping or hostage-taking; or
 - e. Further political, ideological, religious, social or economic objectives or to express (or express opposition to) a philosophy or ideology; or
 - f. Respond to governmental action or policy.

"Act of Terrorism" shall also include any incident determined to be such by an official, department or agency that has been specifically authorized by federal statute to make such a determination.

C. Exception Covering Certain Fire Losses

If an Act of Terrorism results in a fire and the direct physical loss or damage to property insured hereunder located in any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Mariana Islands, American Samoa, Guam, each of the United States Virgin Islands and any territory or possession of the United States, that, either pursuant to the Standard Fire Policy or otherwise, prohibits exclusions for acts of terrorism that result in fire, this Company will pay for the loss or damage caused by that fire. Such coverage for fire applies only to direct loss or damage to property insured hereunder and may be limited, in accordance with the Standard Fire Policy, to the lesser of the actual cash value of the property at the time of the loss or the amount which it would cost to repair or replace the property, without allowance for any increased cost of repair or replacement by reason of any ordinance or law, and without any compensation for business interruption, extra expense to continue business activities, or any other coverage for loss or damage other than direct physical loss or damage to the property insured hereunder.

All other terms and conditions remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

This endorsement modifies insurance provided under the following:

BOILER AND MACHINERY COVERAGE PART
 COMMERCIAL INLAND MARINE COVERAGE PART
 COMMERCIAL PROPERTY COVERAGE PART
 EQUIPMENT BREAKDOWN COVERAGE PART
 FARM COVERAGE PART
 STANDARD PROPERTY POLICY

A. Cap On Certified Terrorism Losses

"Certified act of terrorism" means an act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act, to be an act of terrorism pursuant to such Act. The criteria contained in the Terrorism Risk Insurance Act for a "certified act of terrorism" include the following:

1. The act resulted in insured losses in excess of \$5 million in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act; and
2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is 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.

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

B. Application Of Exclusions

The terms and limitations of any terrorism exclusion, or the inapplicability or omission of a terrorism exclusion, do not serve to create coverage for any loss which would otherwise be excluded under this Coverage Part or Policy, such as losses excluded by the Nuclear Hazard Exclusion or the War And Military Action Exclusion.

CHUBB®

**Vacation Villas at Fantasy World Timeshare Owners
Association, Inc.**

Policyholder

**POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM
INSURANCE COVERAGE**

Coverage for acts of terrorism is included in your policy. You are hereby notified that under the Terrorism Risk Insurance Act, as amended, the definition of act of terrorism has changed. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are 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 an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; 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 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. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 80% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your term premium that is attributable to coverage for acts of terrorism is \$0, and does not include any charges for the portion of losses covered by the United States government under the Act.