

Summary of Insurance Coverage:		Blue River Run Homeowners Association
Company: Philadelphia Insurance Companies	Policy Number:	PHPK2533801
Habitational Package Policy	Policy Period:	04/01/2023-04/01/2024

Coverage Package - Property		
Coverage Name	Deductible	Limit
Property Deductible	50,000	
Building Amount	Property Deductible	59,215,625
Unit Owners Coverage	Property Deductible	All-In (Inclusive)
Building Contents	Property Deductible	0
Building Ordinance - Loss in value to undamaged building property (Coverage 1)	Property Deductible	Included
Building Ordinance – Demolition (Coverage 2)	Property Deductible	2,960,781
Building Ordinance - Additional Cost of Construction (Coverage 3)	Property Deductible	2,960,781
Mechanical Breakdown	None	Declined
Extended Replacement Cost (Building)	None	n/a
Building Valuation	Property Deductible	Agreed Amount
Backup Sewer & Drain	Property Deductible	59,215,625
Specified Property	Property Deductible	Included
Outdoor Property	Property Deductible	Included
Employee Dishonesty (Fidelity)	See Crime	n/a
Debris Removal	Property Deductible	Included
Expediting Costs & Extra Expense	Property Deductible	TBA
Pollutant Cleanup & Removal, Removal and Disposal	Property Deductible	TBA
Professional Fees	Property Deductible	TBA
Asbestos Exclusion	Property Deductible	Applies
Garage Keepers	n/a	Not Included

Coverage Package - Liability		
Coverage Name	Deductible	Limit
Liability Limit Per Occurrence	5,000	1,000,000
Aggregate Limits - All Other Occurrences		2,000,000
Aggregate Limits - Products/Completed Operations		1,000,000
Medical Payments		5,000
Fire/Tenants Liability		50,000
Hired Auto Liability		1,000,000
Non-Owned Auto Liability		1,000,000
Premises and Operations		Included
Contractual Liability		Included
Personal and Advertising Injury Liability		Included
Products and Completed Operations		Included

Standalone Directors & Officers – Travelers Policy # TBA		
Coverage Name	Deductible	Limit
Community Association Management Liability - Per Claim	5,000	1,000,000
Directors and Officers Errors and Omissions Liability		Included
3rd Party Discrimination & Employment Practices Liability		Included
D&O - Broad Named Insured		Included
D&O - Defense Costs in addition to policy limits		Included
D&O - Non-Monetary Defense		Included
D&O - Property Manager		Included

Standalone Crime Coverage - Policy # 106896794 – Effective Dates 04/1/2021-04/01/2024		
Coverage Name	Deductible	Limit
Fidelity	500	541,000
Funds Transfer Fraud		541,000
Computer Fraud		541,000
Forgery and Alteration		541,000
Money Orders and Counterfeit Paper Currency		541,000

Umbrella Coverage	Self-Insured Retention	Limit
Greenwich Insurance Company, Policy # PPP7462732	0	15,000,000

OTHER / MISCELLANEOUS	Deductible	Limit
Scheduled Auto - Policy # n/a – n/a	n/a	n/a
Inland Marine - Policy # n/a – n/a	n/a	n/a
DIC - Not Quoted Policy # Declined, DIC Declined	n/a	n/a
Work Comp - TWC4100075, Policy # TWC4100075	n/a	WC - 1,000,000/1,000,000/1,000,000 - Statutory /
NFIP Flood - Policy # n/a	n/a	n/a

This Summary of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer and the holder of this document, nor does it affirmatively or negatively amend, extend, or alter the coverage afforded by the policies listed thereon.