

STAR ANNETTE HERBIG  
FOUNDATION RISK PARTNERS, CORP.  
813 A1A  
NEW SMYRNA BEACH, FL 32169

401 MANAGEMENT, INC.  
401 N ATLANTIC AVE APT 103  
DBA WATERMARK CONDOMINIUM  
NEW SMYRNA BEACH, FL 32169-2559





## POLICY CHANGE SUMMARY

<b>POLICY NUMBER:</b> 09690259 - 3	<b>POLICY PERIOD</b>	<b>FROM</b> 05/21/2025	<b>TO</b> 05/21/2026
at 12:01 a.m. Eastern Time			
<b>Transaction:</b> AMENDED DECLARATIONS	<b>Effective:</b> 05/21/2025		

Item	Prior Policy Information	Amended Policy Information
Locations and Buildings		
1: 401 N ATLANTIC AVE		
1: 6 Story, 36-unit Wind Resistive Condo Building		
Coverages		
Building Coverage		
Limit	8,030,000	9,273,000
Inflation Factor Override Ext	No	Yes
Building Coverage: Total Replacement Cost	\$8,030,000	\$9,273,000
Building Coverage: Valuation Amount	\$7,904,000	\$9,273,065
Building Coverage: Date of Valuation	08/02/2022	02/11/2025
Building Hurricane Deductible Amount	\$240,900	\$278,190
Building Other Windstorm Deductible Amount	\$80,300	\$92,730
2: Pool Bathroom Building		
Coverages		
Building Coverage		
Limit	73,000	76,000
Inflation Factor Override Ext	No	Yes
Building Coverage: Total Replacement Cost	\$73,000	\$76,000
Building Coverage: Valuation Amount	\$71,995	\$75,964
Building Coverage: Date of Valuation	08/02/2022	02/11/2025
Building Hurricane Deductible Amount	\$2,190	\$2,280
3: Swimming Pool & Pavers		
Coverages		
Building Coverage		
Limit	89,000	114,000
Building Coverage: Total Replacement Cost	\$89,000	\$114,000
Building Coverage: Valuation Amount	\$88,500	\$114,000
Building Coverage: Date of Valuation	08/02/2022	02/11/2025
Building Hurricane Deductible Amount	\$2,670	\$3,420
Building Other Windstorm Deductible Amount	\$1,000	\$1,140
4: Metal Fencing		
Coverages		
Building Coverage		
Limit	39,000	47,000
Building Coverage: Total Replacement Cost	\$39,000	\$47,000
Building Coverage: Valuation Amount	\$38,880	\$46,620
Building Coverage: Date of Valuation	08/02/2022	02/11/2025
Building Hurricane Deductible Amount	\$1,170	\$1,410
5: Vinyl Fence		

This summary is for informational purposes only and does not change any of the terms or provisions on your policy. Please carefully review your policy Declarations and any attached forms for a complete description of coverage.



## POLICY CHANGE SUMMARY

**Policy Number:** 09690259 - 3

**Effective Date:** 05/21/2025 to 05/21/2026

Item	Prior Policy Information	Amended Policy Information
Coverages		
Building Coverage		
Limit	17,000	21,000
Building Coverage: Total Replacement Cost	\$17,000	\$21,000
Building Coverage: Valuation Amount	\$17,442	\$20,930
Building Coverage: Date of Valuation	08/02/2022	02/11/2025
6: South Garage		
Coverages		
Building Coverage		
Limit	313,000	342,000
Inflation Factor Override Ext	No	Yes
Building Coverage: Total Replacement Cost	\$313,000	\$342,000
Building Coverage: Valuation Amount	\$308,000	\$342,207
Building Coverage: Date of Valuation	08/02/2022	02/11/2025
Building Hurricane Deductible Amount	\$9,390	\$10,260
Building Other Windstorm Deductible Amount	\$3,130	\$3,420
Roof Remaining Useful Life (Years)	13	
7: North Garage		
Coverages		
Building Coverage		
Limit	298,000	324,000
Inflation Factor Override Ext	No	Yes
Building Coverage: Total Replacement Cost	\$298,000	\$324,000
Building Coverage: Valuation Amount	\$293,000	\$324,387
Building Coverage: Date of Valuation	08/02/2022	02/11/2025
Building Hurricane Deductible Amount	\$8,940	\$9,720
Building Other Windstorm Deductible Amount	\$2,980	\$3,240
Roof Remaining Useful Life (Years)	13	

This summary is for informational purposes only and does not change any of the terms or provisions on your policy. Please carefully review your policy Declarations and any attached forms for a complete description of coverage.



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY DECLARATIONS

<b>POLICY NUMBER:</b> 09690259 - 3	<b>POLICY PERIOD FROM</b> 05/21/2025 at 12:01 a.m. Eastern Time	<b>TO</b> 05/21/2026
<b>Transaction:</b> AMENDED DECLARATIONS	<b>Effective:</b> 05/21/2025	CR-W
<b>Pay Plan:</b> Citizens Full Pay	<b>Bill:</b> Insured Billed	
<b>Named Insured and Mailing Address</b> 401 Management, Inc. 401 N ATLANTIC AVE APT 103 DBA WATERMARK CONDOMINIUM NEW SMYRNA BEACH, FL 32169-2559	<b>Agent</b> STAR ANNETTE HERBIG FOUNDATION RISK PARTNERS, CORP. 813 A1A NEW SMYRNA BEACH, FL 32169	<b>Fl. Agent Lic. #</b> A027489_1
<b>Telephone:</b> 386-428-3793	<b>Telephone:</b> 386-944-0955	

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 FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENTS.

	PREMIUM
<b>COMMERCIAL PROPERTY COVERAGE</b>	\$32,162.00
<b>Required Additional Charges:</b>	
2023-A Florida Insurance Guaranty Association (FIGA) Emergency Assessment	\$322.00
Catastrophe Financing Surcharge	\$4,824.00
Tax-Exempt Surcharge	\$563.00
<b>TOTAL:</b>	\$37,871.00
<b>Change in Policy Premium:</b>	\$4,658.00

The portion of your premium for

Hurricane Coverage is: \$30,156.00

Non - Hurricane Coverage is: \$2,006.00

See Form CDEC-FE-SCH – Commercial Policy Forms And Endorsements Schedule

**Authorized By:** STAR ANNETTE HERBIG

**Issued Date:** 05/02/2025

**Countersigned:** 05/02/2025

**BY:**

**Timothy M. Cerio**  
President/CEO and Executive Director  
Citizens Property Insurance Corporation



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09690259 - 3

Effective Date: 05/21/2025 to 05/21/2026

Insured Name: 401 Management, Inc.

<b>LOCATION NO. 1</b>		<b>BUILDING OR SPECIAL CLASS ITEM NO. 1</b>		<b>CSP Code: 0333</b>		
<b>BUSINESS DESCRIPTION:</b> Condominiums -residential (association risk only) - without mercantile occupancies -Over 30 units						
<b>DESCRIPTION OF PREMISES</b>		1: 401 N ATLANTIC AVE		6 Story, 36-unit Wind Resistive Condo Building		
<b>Location Address</b> 401 N ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-2582		<b>Group I Construction</b> N/A <b>Group I Territory</b> N/A		<b>Group II Construction</b> Wind Resistive <b>Group II Territory</b> N/A		<b>Protection Class</b> N/A <b>Coastal Territory</b> Volusia - 74
						<b>BCEGS Grade</b> Ungraded <b>No. of Units</b> 36
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Building (Bldg)	\$9,273,000	Wind	\$9,273,000	Class	\$6,152.00	N/A
						BCEGS and Mitigation Discount Adjustment: \$15,907
						FHCF Build-Up Premium: \$1,257
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b> Yes			
			<b>Business Personal Property</b>			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$92,730)		Bldg: 3% (\$278,190)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1980	<b>Roof Cover</b> FBC Equivalent (Level B)	<b>Roof Deck</b> Level C (Reinforced Concrete Roof Deck)	<b>Roof-Wall Connection</b> N/A	<b>SWR</b> Yes	
<b>Building Type</b> Type II	<b>Roof Shape</b> N/A	<b>Opening Protection</b> Class A	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 39,439.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$23,316.00</b>						



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09690259 - 3

Effective Date: 05/21/2025 to 05/21/2026

Insured Name: 401 Management, Inc.

<b>LOCATION NO. 1</b>		<b>BUILDING OR SPECIAL CLASS ITEM NO. 2</b>		<b>CSP Code: 0333</b>		
<b>BUSINESS DESCRIPTION:</b> Fully Enclosed Pool house						
<b>DESCRIPTION OF PREMISES</b>		1: 401 N ATLANTIC AVE		Pool Bathroom Building		
<b>Location Address</b> 401 N ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-2582		<b>Group I Construction</b> N/A	<b>Group II Construction</b> Masonry	<b>Protection Class</b> N/A	<b>BCEGS Grade</b> Ungraded	
		<b>Group I Territory</b> N/A	<b>Group II Territory</b> N/A	<b>Coastal Territory</b> Volusia - 74	<b>No. of Units</b> N/A	
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Building (Bldg)	\$76,000	Wind	\$76,000	Class	\$722.00	N/A
					FHCF Build-Up Premium:	\$41
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b>			
			<b>Business Personal Property</b>			
			Yes			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
		Deductible Percentage (Deductible Amount)				
Bldg: (\$1,000)		Bldg: 3% (\$2,280)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1980	<b>Roof Cover</b> Unknown	<b>Roof Deck</b> Unknown	<b>Roof-Wall Connection</b> Unknown	<b>SWR</b> Unknown	
<b>Building Type</b> Type I	<b>Roof Shape</b> Hip	<b>Opening Protection</b> None	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 230.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$763.00</b>						



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09690259 - 3

Effective Date: 05/21/2025 to 05/21/2026

Insured Name: 401 Management, Inc.

<b>LOCATION NO. 1</b>		<b>BUILDING OR SPECIAL CLASS ITEM NO. 3</b>		<b>CSP Code: N/A</b>		
<b>BUSINESS DESCRIPTION:</b> Swimming Pools/Spas/Hot Tubs/ Whirlpools (Inground or Above ground- Concrete)						
<b>DESCRIPTION OF PREMISES</b>		1: 401 N ATLANTIC AVE		Swimming Pool & Pavers		
<b>Location Address</b> 401 N ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-2582		<b>Group I Construction</b> N/A <b>Group I Territory</b> N/A	<b>Group II Construction</b> N/A <b>Group II Territory</b> N/A	<b>Protection Class</b> N/A <b>Coastal Territory</b> Volusia - 74	<b>BCEGS Grade</b> Ungraded <b>No. of Units</b> N/A	
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Special Class Item	\$114,000	Wind	\$114,000	Class	\$94.00	N/A
					FHCF Build-Up Premium:	\$5
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b> Yes			
			<b>Business Personal Property</b>			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$1,140)		Bldg: 3% (\$3,420)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1980	<b>Roof Cover</b> N/A	<b>Roof Deck</b> N/A	<b>Roof-Wall Connection</b> N/A	<b>SWR</b> N/A	
<b>Building Type</b> N/A	<b>Roof Shape</b> N/A	<b>Opening Protection</b> N/A	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$99.00</b>						





CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09690259 - 3

Effective Date: 05/21/2025 to 05/21/2026

Insured Name: 401 Management, Inc.

<b>LOCATION NO. 1</b>		<b>BUILDING OR SPECIAL CLASS ITEM NO. 4</b>		<b>CSP Code: N/A</b>		
<b>BUSINESS DESCRIPTION:</b> Fences/Property Line Walls (Brick, Iron, Aluminum Chain Link or Reinforced Concrete)						
<b>DESCRIPTION OF PREMISES</b>		1: 401 N ATLANTIC AVE		Metal Fencing		
<b>Location Address</b> 401 N ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-2582		<b>Group I Construction</b> N/A <b>Group I Territory</b> N/A		<b>Group II Construction</b> N/A <b>Group II Territory</b> N/A		<b>Protection Class</b> N/A <b>Coastal Territory</b> Volusia - 74
						<b>BCEGS Grade</b> Ungraded <b>No. of Units</b> N/A
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Special Class Item	\$47,000	Wind	\$47,000	Class	\$476.00	N/A
					FHCF Build-Up Premium:	\$27
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b> Yes			
			<b>Business Personal Property</b>			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
		Deductible Percentage (Deductible Amount)				
Bldg: (\$1,000)		Bldg: 3% (\$1,410)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1980	<b>Roof Cover</b> N/A	<b>Roof Deck</b> N/A	<b>Roof-Wall Connection</b> N/A	<b>SWR</b> N/A	
<b>Building Type</b> N/A	<b>Roof Shape</b> N/A	<b>Opening Protection</b> N/A	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$503.00</b>						



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09690259 - 3

Effective Date: 05/21/2025 to 05/21/2026

Insured Name: 401 Management, Inc.

<b>LOCATION NO. 1</b>		<b>BUILDING OR SPECIAL CLASS ITEM NO. 5</b>		<b>CSP Code: N/A</b>		
<b>BUSINESS DESCRIPTION:</b> Fences/Property Line Walls (Other Construction)						
<b>DESCRIPTION OF PREMISES</b>		1: 401 N ATLANTIC AVE		Vinyl Fence		
<b>Location Address</b> 401 N ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-2582		<b>Group I Construction</b> N/A	<b>Group II Construction</b> N/A	<b>Protection Class</b> N/A	<b>BCEGS Grade</b> Ungraded	
		<b>Group I Territory</b> N/A	<b>Group II Territory</b> N/A	<b>Coastal Territory</b> Volusia - 74	<b>No. of Units</b> N/A	
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Special Class Item	\$21,000	Wind	\$21,000	Class	\$668.00	N/A
					FHCF Build-Up Premium:	\$38
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b> Yes			
			<b>Business Personal Property</b>			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Bldg: (\$1,000)		Bldg: (\$1,000)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1980	<b>Roof Cover</b> N/A	<b>Roof Deck</b> N/A	<b>Roof-Wall Connection</b> N/A	<b>SWR</b> N/A	
<b>Building Type</b> N/A	<b>Roof Shape</b> N/A	<b>Opening Protection</b> N/A	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$706.00</b>						



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
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## COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09690259 - 3

Effective Date: 05/21/2025 to 05/21/2026

Insured Name: 401 Management, Inc.

<b>LOCATION NO. 1</b>		<b>BUILDING OR SPECIAL CLASS ITEM NO. 6</b>		<b>CSP Code: 0333</b>		
<b>BUSINESS DESCRIPTION:</b> Fully Enclosed Garage						
<b>DESCRIPTION OF PREMISES</b>		1: 401 N ATLANTIC AVE		South Garage		
<b>Location Address</b> 401 N ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-2582		<b>Group I Construction</b> N/A <b>Group I Territory</b> N/A	<b>Group II Construction</b> Masonry <b>Group II Territory</b> N/A	<b>Protection Class</b> N/A <b>Coastal Territory</b> Volusia - 74	<b>BCEGS Grade</b> Ungraded <b>No. of Units</b> N/A	
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Building (Bldg)	\$342,000	Wind	\$342,000	Class	\$3,125.00	N/A
					FHCF Build-Up Premium:	\$178
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b> Yes			
			<b>Business Personal Property</b>			
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$3,420)		Bldg: 3% (\$10,260)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1980	<b>Roof Cover</b> FBC Equivalent	<b>Roof Deck</b> Unknown	<b>Roof-Wall Connection</b> Unknown	<b>SWR</b> Unknown	
<b>Building Type</b> Type I	<b>Roof Shape</b> Hip	<b>Opening Protection</b> None	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 1,156.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$3,303.00</b>						



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09690259 - 3

Effective Date: 05/21/2025 to 05/21/2026

Insured Name: 401 Management, Inc.

LOCATION NO. 1	BUILDING OR SPECIAL CLASS ITEM NO. 7	CSP Code: 0333				
BUSINESS DESCRIPTION: Fully Enclosed Garage						
DESCRIPTION OF PREMISES		1: 401 N ATLANTIC AVE		North Garage		
Location Address 401 N ATLANTIC AVE NEW SMYRNA BEACH, FL 32169-2582		Group I Construction N/A Group I Territory N/A	Group II Construction Masonry Group II Territory N/A	Protection Class N/A Coastal Territory Volusia - 74	BCEGS Grade Ungraded No. of Units N/A	
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost	Rates	Premium	First Loss
Building (Bldg)	\$324,000	Wind	\$324,000	Class	\$3,285.00	N/A
					FHCF Build-Up Premium:	\$187
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below						
Coverage	Premium	Replacement Cost				
		Building Business Personal Property				
		Yes				
DEDUCTIBLE						
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$3,240)		Bldg: 3% (\$9,720)				
WINDSTORM MITIGATION FEATURES						
Terrain C	Year Built 1980	Roof Cover Unknown	Roof Deck Unknown	Roof-Wall Connection Unknown	SWR Unknown	
Building Type Type I	Roof Shape Gable	Opening Protection None	FBC Wind Speed N/A	FBC Wind Design N/A		
*A premium adjustment of \$ 771.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
Mortgageholder(s) & Other Policyholder Interest(s) – See Policy Interest Schedule.						
PREMIUM: \$3,472.00						



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY DECLARATIONS

**Policy Number:** 09690259 - 3

**Effective Date:** 05/21/2025 to 05/21/2026

**Insured Name:** 401 Management, Inc.

**WARNING: PREMIUM PRESENTED COULD  
INCREASE IF CITIZENS IS REQUIRED TO CHARGE  
ASSESSMENTS FOLLOWING A MAJOR CATASTROPHE.**

**FLOOD COVERAGE IS NOT PROVIDED BY THIS POLICY.**

**THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE  
FOR HURRICANE 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.**

**TO REPORT A LOSS OR CLAIM CALL 866.411.2742**

**THIS POLICY CONTAINS LIMITS ON CERTAIN COVERED LOSSES, ALL SUBJECT TO THE TERMS AND  
CONDITIONS OF YOUR POLICY. THESE LIMITS INCLUDE, FOR EXAMPLE, A LIMIT OF UP TO THE GREATER  
OF \$15,000 OR 3% OF A SEPARATE BUILDING LIMIT OF INSURANCE, FOR EMERGENCY MEASURES  
INCLUDING BUT NOT LIMITED TO TEMPORARY REPAIRS, TARPING, SHRINK WRAP, WATER MITIGATION,  
BOARD-UP, AND SIMILAR MEASURES, OF THAT BUILDING.**

**PLEASE CONTACT YOUR AGENT IF THERE ARE ANY QUESTIONS PERTAINING TO YOUR POLICY. IF YOU ARE UNABLE  
TO CONTACT YOUR AGENT, YOU MAY REACH CITIZENS AT 866.411.2742.**



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

## COMMERCIAL PROPERTY POLICY FORMS AND ENDORSEMENTS SCHEDULE

<b>POLICY NUMBER</b>	<b>09690259 - 3</b>	<b>POLICY PERIOD FROM</b>	<b>05/21/2025</b>	<b>TO</b>	<b>05/21/2026</b>
at 12:01 a.m. Eastern Time					

**Named Insured**     401 Management, Inc.

An entry below of "All" indicates the form applies to all items scheduled in the policy

Location No.	Building No.	Form No.	Edition Date	Description
ALL	ALL	IL 00 17	11 98	COMMON POLICY CONDITIONS
ALL	ALL	CIT W00 02	10 24	TABLE OF CONTENTS -CONDOMINIUM ASSOCIATION
ALL	ALL	CP 00 90	07 88	COMMERCIAL PROPERTY CONDITIONS
ALL	ALL	CIT 03 23	12 23	FLORIDA CALENDAR YEAR HURRICANE PERCENTAGE DEDUCTIBLE (RESIDENTIAL RISKS)
ALL	ALL	IL P 001	01 04	U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO POLICYHOLDERS
ALL	ALL	CIT W02 55	10 24	FLORIDA CHANGES - CANCELLATION AND NONRENEWAL
ALL	ALL	CIT W10 10	10 24	CAUSES OF LOSS - WINDSTORM OR HAIL FORM
ALL	ALL	CIT CRW 01 25	10 24	FLORIDA CHANGES
ALL	ALL	CIT 01 75	07 23	FLORIDA CHANGES - LEGAL ACTION AGAINST US
ALL	ALL	CP 01 40	07 06	EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
ALL	ALL	CIT 01 91	10 24	FLORIDA CHANGES - RESIDENTIAL CONDOMINIUM ASSOCIATIONS
ALL	ALL	IL 09 35	07 02	EXCLUSION OF CERTAIN COMPUTER-RELATED LOSSES
ALL	ALL	CIT W14 20	10 24	CITIZENS CHANGES - PROPERTY NOT COVERED
1	ALL	CP 00 17	06 07	CONDOMINIUM ASSOCIATION COVERAGE FORM
1	1	CIT 12 09	12 23	WINDSTORM PROTECTIVE DEVICES

Issued Date: 05/02/2025

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CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

**COMMERCIAL PROPERTY POLICY**  
**POLICY INTEREST SCHEDULE**

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<b>POLICY NUMBER</b>	<b>09690259 - 3</b>	<b>POLICY PERIOD</b>	<b>FROM 05/21/2025</b>	<b>TO 05/21/2026</b>
at 12:01 a.m. Eastern Time				

**Named Insured**     401 Management, Inc.

<b>Location No.</b>	<b>Building No.</b>	<b>Interest Type</b>	<b>Name and Mailing Address</b>
No Additional Interests.			

Issued Date: 05/02/2025

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