



Policy Q39-1850948 Declaration effective 03/18/2021

ERIE INSURANCE EXCHANGE  
ULTRAFLEX POLICY

RENEWAL CERTIFICATE - COINSURANCE CONTRACT

JJ3031 BARBER INSURANCE AGENCY 03/18/21 TO 03/18/22 Q39 1850948 NC  
WESTPARK COMMUNITY  
ASSOCIATION INC  
PO BOX 1149  
APEX NC 27502-3149

POLICY PERIOD BEGINS AND ENDS AT 12.01 A.M. STANDARD TIME AT THE STATED  
ADDRESS OF THE NAMED INSURED.

THE INSURANCE APPLIES TO THOSE PREMISES DESCRIBED AS PER THE ATTACHED  
SUPPLEMENTAL DECLARATIONS. THIS IS SUBJECT TO ALL APPLICABLE TERMS OF THE  
POLICY AND ATTACHED FORMS AND ENDORSEMENTS  
DEDUCTIBLE (PROPERTY PROTECTION ONLY)- \$ 5,000.

COVERAGES:

	DEPOSIT PREMIUM
PROPERTY PROTECTION - AS PER THE ATTACHED SUPPLEMENTAL DECLARATIONS	
1. BUILDINGS	\$ INCL
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS	\$ INCL
3. INCOME PROTECTION	\$
4. GLASS AND LETTERING	\$
5. SIGNS, LIGHTS AND CLOCKS	\$
LIMITS OF INSURANCE	\$ INCL
EACH OCCURRENCE LIMIT	\$ 2,000,000
DAMAGE TO PREMISES	
RENTED TO YOU LIMIT	\$ 2,000,000 ANY ONE PREMISES
MEDICAL EXPENSE LIMIT	\$ EXCL ANY ONE PERSON
PERSONAL & ADVERTISING INJURY LIMIT	\$ 2,000,000 ANY ONE PERSON OR ORGANIZATION
GENERAL AGGREGATE LIMIT	\$ 4,000,000
PRODUCTS/COMPLETED OPERATIONS AGGREGATE LIMIT	\$ 4,000,000
OPTIONAL COVERAGES	SEE NEXT PAGE

TOTAL DEPOSIT PREMIUM - - - - - \$ 5,723.

APPLICABLE FORMS - SEE SCHEDULE OF FORMS

OPTIONAL COVERAGES

NON-OWNED AND HIRED AUTO LIABILITY INS COV	\$ INCL
BODILY INJURY - \$2,000,000 PER PERSON	
\$2,000,000 PER ACCIDENT	
PROPERTY DAMAGE - \$2,000,000 PER ACCIDENT	
DIRECTORS & OFFICERS LIABILITY - HOMEOWNER'S	\$ INCL
ASSOCIATION - 320 UNITS	
\$2,000,000 PER CLAIM RETROACTIVE DATE 02/18/2008	
\$4,000,000 GENERAL AGGREGATE	
\$1,000 SELF INSURED RETENTION	

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SUPPLEMENTAL DECLARATIONS

LOCATION 1, BUILDING 1

LOCATION OF PREMISES	OCCUPANCY/OPERATIONS
-----	-----
PARKSCENE LN, CARY, WAKE CO, NC 27519	POOL

INTEREST OF NAMED INSURED IN SUCH PREMISES - OWNER

PROPERTY PROTECTION

COVERAGES	CO-INS %	AMOUNT OF INSURANCE
1. BUILDINGS	90	BLANKET
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS		
3. INCOME PROTECTION		OCCURRENCE

OPTIONAL COVERAGES - PROPERTY PROTECTION

BLANKET COVERAGE - BUILDINGS

\$ 318,500 - LOC 01

SUPPLEMENTAL DECLARATIONS

LOCATION 1, BUILDING 2

LOCATION OF PREMISES	OCCUPANCY/OPERATIONS
-----	-----
PARKSCENE LN, CARY, WAKE CO, NC 27519	LAKES, PONDS OR RESERVOIRS

INTEREST OF NAMED INSURED IN SUCH PREMISES - OWNER

PROPERTY PROTECTION

COVERAGES	CO-INS %	AMOUNT OF INSURANCE
1. BUILDINGS	90	BLANKET
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS		
3. INCOME PROTECTION		OCCURRENCE

OPTIONAL COVERAGES - PROPERTY PROTECTION

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SUPPLEMENTAL DECLARATIONS

LOCATION 1, BUILDING 3

LOCATION OF PREMISES	OCCUPANCY/OPERATIONS
-----	-----
PARKSCENE LN, CARY, WAKE CO, NC 27519	TOWNHOUSE ASSOCIATION - CLUB HOUSE

INTEREST OF NAMED INSURED IN SUCH PREMISES - OWNER

PROPERTY PROTECTION

COVERAGES	CO-INS %	AMOUNT OF INSURANCE
1. BUILDINGS	90	BLANKET
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS	80	\$ 20,000
3. INCOME PROTECTION		OCCURRENCE

OPTIONAL COVERAGES - PROPERTY PROTECTION

POLICYHOLDER RENEWAL SERVICE -

BUILDING AMOUNT INCREASED BY - 2 PERCENT COMMERCIAL STRUCTURE

SUPPLEMENTAL DECLARATIONS

LOCATION 1, BUILDING 4

LOCATION OF PREMISES OCCUPANCY/OPERATIONS  
 -----  
 PARKSCENE LN, CARY, PLAYGROUND  
 WAKE CO, NC 27519

INTEREST OF NAMED INSURED IN SUCH PREMISES - OWNER

PROPERTY PROTECTION

COVERAGES	CO-INS %	AMOUNT OF INSURANCE
1. BUILDINGS	90	BLANKET
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS		
3. INCOME PROTECTION		OCCURRENCE

OPTIONAL COVERAGES - PROPERTY PROTECTION

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SUPPLEMENTAL DECLARATIONS

LOCATION 1, BUILDING 5

LOCATION OF PREMISES OCCUPANCY/OPERATIONS  
 -----  
 PARKSCENE LN, CARY, ENTRANCE SIGN  
 WAKE CO, NC 27519

INTEREST OF NAMED INSURED IN SUCH PREMISES - OWNER

PROPERTY PROTECTION

COVERAGES	CO-INS %	AMOUNT OF INSURANCE
1. BUILDINGS	90	BLANKET
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS		
3. INCOME PROTECTION		OCCURRENCE

OPTIONAL COVERAGES - PROPERTY PROTECTION

SUPPLEMENTAL DECLARATIONS

LOCATION 1, BUILDING 6

LOCATION OF PREMISES OCCUPANCY/OPERATIONS  
 -----  
 PARKSCENE LN, CARY, FENCE  
 WAKE CO, NC 27519

INTEREST OF NAMED INSURED IN SUCH PREMISES - OWNER

PROPERTY PROTECTION

COVERAGES	CO-INS %	AMOUNT OF INSURANCE
1. BUILDINGS	90	BLANKET
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS		
3. INCOME PROTECTION		OCCURRENCE

OPTIONAL COVERAGES - PROPERTY PROTECTION

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SUPPLEMENTAL DECLARATIONS  
 LOCATION 1, BUILDING 7

LOCATION OF PREMISES OCCUPANCY/OPERATIONS  
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PARKSCENE LN, CARY,  
 WAKE CO, NC 27519 LIGHTS

INTEREST OF NAMED INSURED IN SUCH PREMISES - OWNER  
 PROPERTY PROTECTION

COVERAGES	CO-INS %	AMOUNT OF INSURANCE
1. BUILDINGS	90	BLANKET
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS		
3. INCOME PROTECTION OCCURRENCE		

OPTIONAL COVERAGES - PROPERTY PROTECTION

SUPPLEMENTAL DECLARATIONS  
 LOCATION 1, BUILDING 8

LOCATION OF PREMISES OCCUPANCY/OPERATIONS  
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PARKSCENE LN, CARY,  
 WAKE CO, NC 27519 STREET SIGNS

INTEREST OF NAMED INSURED IN SUCH PREMISES - OWNER  
 PROPERTY PROTECTION

COVERAGES	CO-INS %	AMOUNT OF INSURANCE
1. BUILDINGS	90	BLANKET
2. BUSINESS PERSONAL PROPERTY AND PERSONAL PROPERTY OF OTHERS		
3. INCOME PROTECTION OCCURRENCE		

OPTIONAL COVERAGES - PROPERTY PROTECTION

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SCHEDULE OF FORMS

FORM NUMBER	EDITION DATE	DESCRIPTION
ULF	03/01	ULTRAFLEX PACKAGE POLICY
ULJN	03/01	NC - NORTH CAROLINA
IL0269	09/08	NORTH CAROLINA CHANGES - CANCELLATION AND NONRENEWAL
IL985G*	01/21 *	DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
UF4812*	03/08	IMPORTANT NOTICE - POLICY SERVICE FEES
UF6330*	08/09	IMPORTANT NOTICE: DO YOU USE SUBCONTRACTORS?
FORM SA	11/12	SUBSCRIBERS AGREEMENT
UFD314	05/20 *	IMPORTANT NOTICE TO POLICYHOLDERS - ULTRAFLEX PACKAGE PROGRAM
FX0001	05/20 *	ULTRAFLEX COMMERCIAL PROPERTY COVERAGE PART
IL0952	01/21 *	CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

ULOA	07/16	PRODUCTION OR PROCESS MACHINERY - DEDUCTIBLE
ULCL	04/08	NON-OWNED AUTOS AND/OR HIRED AUTO LIABILITY INSURANCE COVERAGE
GU32	03/01	EXCLUSION - LEAD LIABILITY
CG0001	04/13	COMMERCIAL GENERAL LIABILITY COVERAGE FORM
ULED	09/05	EXCLUSION - ASBESTOS
FX0003	07/16	ULTRAFLEX EXTRA LIABILITY COVERAGES
ULQN	06/14	EXCLUSION - PROFESSIONAL LIABILITY

SCHEDULE OF FORMS (CONTINUED)

FORM NUMBER	EDITION DATE	DESCRIPTION
CG0099	11/85	CHANGES IN GENERAL LIABILITY FORMS FOR COMMERCIAL PACKAGE POLICIES
CG2147	12/07	EMPLOYMENT-RELATED PRACTICES EXCLUSION
IL0021	09/08	NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT
GU30	03/01	AMENDMENT OF POLICY - TWO OR MORE COVERAGE PARTS
IL0017	11/98	COMMON POLICY CONDITIONS
CG2109	06/15	EXCLUSION - UNMANNED AIRCRAFT
CG2167	12/04	FUNGI OR BACTERIA EXCLUSION
CG2170	01/15	CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
UF8385	03/95	IMPORTANT NOTICE
CG2196	03/05	SILICA OR SILICA-RELATED DUST EXCLUSION
GU136	03/09	AMENDMENT OF MOBILE EQUIPMENT DEFINITION
ULOW	06/14	COVERAGE FOR PUNITIVE DAMAGES
CG2106	05/14	EXCLUSION-ACCESS OR DISCLOSURE OF CONFIDENTIAL OR PERSONAL INFORMATION AND DATA-RELATED LIABILITY- WITH LIMITED BODILY INJURY EXCEPTION
CG2017	10/93	ADDITIONAL INSURED - TOWNHOUSE ASSOCIATIONS
ULKZNC	07/16	DIRECTORS AND OFFICERS LIABILITY COVERAGE - HOMEOWNERS ASSOCIATION - NORTH CAROLINA
CG2135	10/01	EXCLUSION - COVERAGE C - MEDICAL PAYMENTS
UFD274*	11/19 *	IMPORTANT NOTICE TO PROPERTY INSURANCE POLICYHOLDER - NO FLOOD, EARTHQUAKE, MUDSLIDE, MUDFLOW, OR LANDSLIDE COVERAGE

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