

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

**TAILORED PROTECTION POLICY DECLARATIONS**

Renewal Effective 07-26-2010

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050 (919) 913-1144  
INSURED SOUTHERN VILLAGE MASTER ASSC INC  
SOUTHERN VILLAGE HOA INC

**POLICY NUMBER 084615-35721182-10**

ADDRESS 601 BROOKGREEN DR  
CHAPEL HILL, NC 27516-4464

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
07-26-2010	to 07-26-2011

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

**COMMON POLICY INFORMATION**

BUSINESS DESCRIPTION: Hoa

ENTITY: Corporation

PROGRAM: Service

Discount Applies For Affiliation With: CHAPEL HILL - CARRBORO CHAMBER OF COMMERCE

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S).	PREMIUM
THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.	
COMMERCIAL PROPERTY COVERAGE	\$1,000.00
MINIMUM PROPERTY PLUS PREMIUM ADJUSTMENT (CP)	122.00
MINIMUM EQUIPMENT BREAKDOWN PREMIUM ADJUSTMENT (CP)	11.00
COMMERCIAL GENERAL LIABILITY COVERAGE	2,287.00
COMMERCIAL CRIME COVERAGE	182.00
TOTAL	\$3,602.00
PAID IN FULL DISCOUNT	\$208.00
TOTAL POLICY PREMIUM IF PAID IN FULL	\$3,394.00
The Paid in Full Discount does not apply to fixed fees, statutory charges or minimum premiums. The Paid in Full Discount is based on favorable loss experience for the collective group of policyholders who choose to pay their premiums in full directly to the Company.	

FORMS THAT APPLY TO ALL COVERAGE PART SHOWN ABOVE (EXCEPT GARAGE LIABILITY, DEALER'S BLANKET, COMMERCIAL AUTOMOBILE, IF APPLICABLE)  
55003 (01-87) IL0017 (11-85)

A Merit Rating Plan Factor of 0.90 Applies.

Countersigned By: Jelley A. Rubish Jr

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

**TAILORED PROTECTION POLICY DECLARATIONS**

Change Endorsement Effective 04-07-2011

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050 (919) 913-1144

**POLICY NUMBER 084615-35721182-10**

INSURED SOUTHERN VILLAGE MASTER ASSC INC  
SOUTHERN VILLAGE HOA INC

ADDRESS 710 MARKET ST # 21  
CHAPEL HILL, NC 27516-9358

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
07-26-2010	<sup>to</sup> 07-26-2011

DESCRIPTION OF CHANGE

THE MAILING ADDRESS IS AMENDED TO READ:

710 MARKET ST # 21

TRANSACTION NUMBER: 003

ENDORSEMENT PREMIUM: PAID IN FULL DISCOUNT APPLIES	\$ .00 NO CHANGE
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The Paid in Full Discount does not apply to fixed fees, statutory charges or minimum premiums.

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

**TAILORED PROTECTION POLICY DECLARATIONS**

Renewal Effective 07-26-2010

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050 (919) 913-1144  
INSURED SOUTHERN VILLAGE MASTER ASSC INC  
SOUTHERN VILLAGE HOA INC

**POLICY NUMBER 084615-35721182-10**

ADDRESS 601 BROOKGREEN DR  
CHAPEL HILL, NC 27516-4464

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
07-26-2010	to 07-26-2011

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

**PROPERTY PLUS COVERAGE  
PACKAGE DECLARATION**

The coverages indicated below apply separately to the location(s) and sublocation(s) designated in the Commercial Property Coverage Declarations. The corresponding limit of insurance for any one coverage applies to all covered loss:

- a. at the location designated in the Commercial Property Coverage Declarations, or
- b. away from the location designated in the Commercial Property Coverage Declarations

regardless of the number of locations or sublocations designated in the Commercial Property Coverage Declarations.

\*\* The deductible (DED) which applies to each coverage indicated below is the same as the deductible which applies to each location and sub-location shown on the Commercial Property Coverage Declarations, unless otherwise indicated:

COVERAGE	LIMIT	DED
ARSON REWARD	\$7,500	NONE
BUSINESS INCOME & EXTRA EXPENSE INCLUDING NEWLY ACQUIRED LOCATIONS	\$30,000	NONE
BUSINESS PERSONAL PROPERTY - AT FAIRS OR EXHIBITIONS	\$5,000	**
BUSINESS PERSONAL PROPERTY - EXPANDED COVERAGE	UP TO 1,000 FEET	**
DEBRIS REMOVAL	\$25,000	NONE
FIRE EXTINGUISHER AND FIRE SUPPRESSION SYSTEM RECHARGE	\$10,000	NONE
GLASS BREAKAGE	WITHIN BLDG OR BUSINESS PERSONAL PROPERTY LIMIT	**
INVENTORY	UP TO 25% OF BPP LIMIT	NONE
NEWLY ACQUIRED OR CONSTRUCTED PROPERTY	\$1,000,000 FOR 90 DAYS	**
NEWLY ACQUIRED BUSINESS PERSONAL PROPERTY	\$500,000 FOR 90 DAYS	**
OFF-PREMISES UTILITY SERVICE FAILURE	\$5,000	**
ORDINANCE OR LAW	\$25,000	**
OUTDOOR PROPERTY	\$10,000	**
TREES, SHRUBS OR PLANTS	\$1,000 PER ITEM	**
PERSONAL EFFECTS AND PROPERTY OF OTHERS	\$15,000	**
POLLUTANT CLEAN UP AND REMOVAL	\$25,000	NONE

Continued on next page

OWNERS INS. CO.

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050Company POLICY NUMBER 084615-35721182-10  
Bill

INSURED SOUTHERN VILLAGE MASTER ASSC INC

Term 07-26-2010 to 07-26-2011

PROPERTY PLUS COVERAGE  
PACKAGE DECLARATION

COVERAGE	LIMIT	DED
PROPERTY IN TRANSIT	\$25,000	**
PROPERTY OFF PREMISES	\$25,000	**
REFRIGERATED PRODUCTS	\$10,000	**
REKEYING OF LOCKS	\$1,000	NONE
WATER BACK-UP FROM SEWERS OR DRAINS	\$15,000	**
ACCOUNTS RECEIVABLE	\$100,000	**
SIGNS (ATTACHED AND DETACHED)	\$5,000 PER SIGN	**
ELECTRONIC DATA PROCESSING EQUIPMENT	\$25,000	**
SALESPERSON'S SAMPLES	\$10,000	**
VALUABLE PAPERS	\$50,000	**
FINE ARTS, COLLECTIBLES AND MEMORABILIA	\$10,000	**
	\$2,500 PER ITEM	
BAILEES	\$5,000	**
	\$2,500 PER ITEM	
EMPLOYEE DISHONESTY	\$15,000	**
FORGERY AND ALTERATION	\$10,000	**
MONEY AND SECURITIES INSIDE PREMISES	\$15,000	**
MONEY AND SECURITIES OUTSIDE PREMISES	\$15,000	**
FIRE DEPARTMENT SERVICE CHARGE	\$5,000	NONE

## FORMS THAT APPLY TO THIS COVERAGE PART:

54182 (06-00)	54205 (01-07)	54188 (06-00)	54199 (06-00)	54198 (06-00)
54190 (01-07)	54223 (06-00)	54184 (06-00)	54185 (06-00)	54333 (01-06)
54208 (06-00)	54191 (06-00)	54195 (06-00)	54197 (06-00)	54192 (06-00)
54196 (06-00)	54189 (06-00)	54183 (06-00)	54186 (06-00)	54218 (06-00)
54207 (06-00)	54217 (06-00)	54216 (06-00)	54214 (06-00)	54221 (06-00)
54220 (06-00)	54219 (06-00)	54193 (06-00)	54338 (01-07)	54339 (01-07)

**TAILORED PROTECTION POLICY DECLARATIONS**

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

Renewal Effective 07-26-2010

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050 (919) 913-1144

**POLICY NUMBER 084615-35721182-10**

INSURED SOUTHERN VILLAGE MASTER ASSC INC  
SOUTHERN VILLAGE HOA INC

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
07-26-2010	to 07-26-2011

ADDRESS 601 BROOKGREEN DR  
CHAPEL HILL, NC 27516-4464

In consideration of payment of the premium shown below, this policy is renewed. Please attach this  
Declarations and attachments to your policy. If you have any questions, please consult with your agent.

**COMMERCIAL PROPERTY COVERAGE**

**COVERAGES PROVIDED**

INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR COVERAGES FOR WHICH A LIMIT OF  
INSURANCE IS SHOWN.

LOCATION 001

ADDITIONAL FORMS THIS LOCATION: None

LOC 001 BLDG 001 601 Brookgreen Dr  
Chapel Hill, NC 27516-4464

OCCUPIED AS: Property In Open

COVERAGE: Prop In Open Limit of Insurance \$115,000

CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.290	\$334.00
Basic Group II	80%	1,000	0.186	214.00
Special	80%	1,000	0.023	26.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
Building  
1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	See Form	\$1,000		\$9.00

ADDITIONAL FORMS THIS BUILDING: 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) 54833 (07-08)  
CP0090 (07-88) IL0162 (04-90) CP0010 (10-91) 54082 (02-05) 54843 (01-07)

SECURED INTERESTED PARTIES: None

**RATING INFORMATION**

Territory: 680  
Program: Service

County: Orange  
Construction: N/A  
Spcl Class Rate - Prop In Open 0.930  
PC: 03 Class Code: 1190

LOC 001 BLDG 002 601 Brookgreen Dr  
Chapel Hill, NC 27516-4464

OCCUPIED AS: Fence

OWNERS INS. CO.

AGENCY HIGH & RUBISH INSURANCE AGENCY  
 15-0936-00 MKT TERR 050

Company POLICY NUMBER 084615-35721182-10  
 Bill

INSURED SOUTHERN VILLAGE MASTER ASSC INC

Term 07-26-2010 to 07-26-2011

**COMMERCIAL PROPERTY COVERAGE**

<b>COVERAGE:</b> Fences/Arbors	Limit of Insurance			\$25,000
CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.321	\$80.00
Basic Group II	80%	1,000	0.186	47.00
Special	80%	1,000	0.023	6.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
 Building  
 1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	See Form	\$1,000		\$2.00

**ADDITIONAL FORMS THIS BUILDING:** 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
 IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) 54833 (07-08)  
 CP0090 (07-88) IL0162 (04-90) CP1410 (08-88) 54082 (02-05) 54843 (01-07)

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
 Program: Service

County: Orange  
 Construction: N/A  
 Spcl Class Rate - Fences/Arbors 1.030  
 PC: 03 Class Code: 1190

**LOC 001 BLDG 003** 601 Brookgreen Dr  
 Chapel Hill, NC 27516-4464

**OCCUPIED AS:** Fence

<b>COVERAGE:</b> Fences/Arbors	Limit of Insurance			\$165,000
CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.031	\$51.00
Basic Group II	80%	1,000	0.046	76.00
Special	80%	1,000	0.023	38.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
 Building  
 1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	See Form	\$1,000		\$3.00

INSURANCE COMPANY  
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15-0936-00 MKT TERR 050 (919) 913-1144

**POLICY NUMBER 084615-35721182-10**

INSURED SOUTHERN VILLAGE MASTER ASSC INC  
SOUTHERN VILLAGE HOA INC

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
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ADDRESS 601 BROOKGREEN DR  
CHAPEL HILL, NC 27516-4464

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**COMMERCIAL PROPERTY COVERAGE**

**ADDITIONAL FORMS THIS BUILDING:** 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) 54833 (07-08)  
CP0090 (07-88) IL0162 (04-90) CP1410 (08-88) 54082 (02-05) 54843 (01-07)

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
Program: Service

County: Orange  
Construction: N/A  
Spcl Class Rate - Fences/Arbors 0.100  
PC: 03 Class Code: 1190

TERRORISM - CERTIFIED ACTS SEE FORM 59350, 54833, 59390 \$9.00

LOCATION 001 PREMIUM \$895.00

**LOCATION 002**

**ADDITIONAL FORMS THIS LOCATION:** None

LOC 002 BLDG 001 601 Brookgreen Dr  
Chapel Hill, NC 27516-4464

**OCCUPIED AS:** Contr Equipment

**COVERAGE:** Personal Prop. Limit of Insurance \$5,340

CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$500	0.103	\$6.00
Basic Group II	80%	500	0.013	1.00
Special	80%	500	0.028	1.00
Special Including Theft	80%	1,000	0.739	39.00

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
Personal Property  
1.000

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	Excluded			
Property Plus Coverage Package	See Dec Page	500		3.00

OWNERS INS. CO.

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050

Company POLICY NUMBER 084615-35721182-10  
Bill

INSURED SOUTHERN VILLAGE MASTER ASSC INC

Term 07-26-2010 to 07-26-2011

**COMMERCIAL PROPERTY COVERAGE**

**ADDITIONAL FORMS THIS BUILDING:** 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) CP0320 (10-90)  
54833 (07-08) CP0090 (07-88) IL0162 (04-90) CP0010 (10-91) 54082 (02-05)

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
Program: Service

County: Orange  
Construction: Mas N-C  
Class Rate - Contents: 0.349  
PC: 03 Class Code: 0567

TERRORISM - CERTIFIED ACTS SEE FORM 59350, 54833, 59390 \$1.00

LOCATION 002 PREMIUM \$51.00

**LOCATION 003**

**ADDITIONAL FORMS THIS LOCATION:** None

LOC 003 BLDG 001 Nolan Lane "A"  
Chapel Hill, NC 27516-4464

**OCCUPIED AS:** Property In Open

**COVERAGE:** Prop In Open Limit of Insurance \$15,000

CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.025	\$4.00
Basic Group II	80%	1,000	0.012	2.00
Special	80%	1,000	0.023	3.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
Building  
1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	Excluded			



INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

**TAILORED PROTECTION POLICY DECLARATIONS**

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AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050 (919) 913-1144  
INSURED SOUTHERN VILLAGE MASTER ASSC INC  
SOUTHERN VILLAGE HOA INC

**POLICY NUMBER 084615-35721182-10**

ADDRESS 601 BROOKGREEN DR  
CHAPEL HILL, NC 27516-4464

Company  
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12:01 a.m.	12:01 a.m.
07-26-2010	to 07-26-2011

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**COMMERCIAL PROPERTY COVERAGE**

**ADDITIONAL FORMS THIS BUILDING:** 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) 54833 (07-08)  
CP0090 (07-88) IL0162 (04-90) CP0010 (10-91) 54082 (02-05)

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
Program: Service

County: Orange  
Construction: N/A  
Spcl Class Rate - Prop In Open 0.080  
PC: 03 Class Code: 1190

**LOC 003 BLDG 002** Nolan Lane "B"  
Chapel Hill, NC 27516-4464

**OCCUPIED AS:** Property In Open

**COVERAGE:** Prop In Open Limit of Insurance \$15,000

CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.025	\$4.00
Basic Group II	80%	1,000	0.012	2.00
Special	80%	1,000	0.023	3.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
Building  
1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	Excluded			

**ADDITIONAL FORMS THIS BUILDING:** 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) 54833 (07-08)  
CP0090 (07-88) IL0162 (04-90) CP0010 (10-91) 54082 (02-05)

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
Program: Service

County: Orange  
Construction: N/A  
Spcl Class Rate - Prop In Open 0.080  
PC: 03 Class Code: 1190

**LOC 003 BLDG 003** Nolan Lane "C"  
Chapel Hill, NC 27516-4464

**OCCUPIED AS:** Property In Open

OWNERS INS. CO.

AGENCY HIGH & RUBISH INSURANCE AGENCY  
 15-0936-00 MKT TERR 050

Company POLICY NUMBER 084615-35721182-10  
 Bill

INSURED SOUTHERN VILLAGE MASTER ASSC INC

Term 07-26-2010 to 07-26-2011

**COMMERCIAL PROPERTY COVERAGE**

<b>COVERAGE:</b> Prop In Open	Limit of Insurance			\$15,000
CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.025	\$4.00
Basic Group II	80%	1,000	0.012	2.00
Special	80%	1,000	0.023	3.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
 Building  
 1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	Excluded			
<b>ADDITIONAL FORMS THIS BUILDING:</b> 59350 (01-08) CP0118 (10-90) IL0269 (10-94)				
IL0022 (05-87)	IL0003 (11-85)	54232 (06-00)	54093 (03-07)	54833 (07-08)
CP0090 (07-88)	IL0162 (04-90)	CP0010 (10-91)	54082 (02-05)	

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
 Program: Service

County: Orange  
 Construction: N/A  
 Spcl Class Rate - Prop In Open 0.080  
 PC: 03 Class Code: 1190

**LOC 003 BLDG 004** Nolan Lane "D"  
 Chapel Hill, NC 27516-4464

**OCCUPIED AS:** Property In Open

<b>COVERAGE:</b> Prop In Open	Limit of Insurance			\$15,000
CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.025	\$4.00
Basic Group II	80%	1,000	0.012	2.00
Special	80%	1,000	0.023	3.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
 Building  
 1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	Excluded			

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15-0936-00 MKT TERR 050 (919) 913-1144

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**COMMERCIAL PROPERTY COVERAGE**

**ADDITIONAL FORMS THIS BUILDING:** 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) 54833 (07-08)  
CP0090 (07-88) IL0162 (04-90) CP0010 (10-91) 54082 (02-05)

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
Program: Service

County: Orange  
Construction: N/A  
Spcl Class Rate - Prop In Open 0.080  
PC: 03 Class Code: 1190

**LOC 003 BLDG 005** Nolan Lane "E"  
Chapel Hill, NC 27516-4464

**OCCUPIED AS:** Property In Open

**COVERAGE:** Prop In Open Limit of Insurance \$15,000

CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.025	\$4.00
Basic Group II	80%	1,000	0.012	2.00
Special	80%	1,000	0.023	3.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
Building  
1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	Excluded			

**ADDITIONAL FORMS THIS BUILDING:** 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) 54833 (07-08)  
CP0090 (07-88) IL0162 (04-90) CP0010 (10-91) 54082 (02-05)

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
Program: Service

County: Orange  
Construction: N/A  
Spcl Class Rate - Prop In Open 0.080  
PC: 03 Class Code: 1190

**LOC 003 BLDG 006** Nolan Lane "F"  
Chapel Hill, NC 27516-4464

**OCCUPIED AS:** Property In Open

OWNERS INS. CO.

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050

Company POLICY NUMBER 084615-35721182-10  
Bill

INSURED SOUTHERN VILLAGE MASTER ASSC INC

Term 07-26-2010 to 07-26-2011

**COMMERCIAL PROPERTY COVERAGE**

<b>COVERAGE:</b> Prop In Open	Limit of Insurance			\$15,000
CAUSES OF LOSS	COINSURANCE	DEDUCTIBLE	RATE	PREMIUM
Basic Group I	80%	\$1,000	0.025	\$4.00
Basic Group II	80%	1,000	0.012	2.00
Special	80%	1,000	0.023	3.00
Theft	80%	1,000		Included

**OPTIONAL COVERAGE:**

Replacement Cost

Inflation Guard Factor  
Building  
1.016

CAUSE OF LOSS	LIMITS	DEDUCTIBLE	RATE	PREMIUM
Equipment Breakdown	Excluded			

**ADDITIONAL FORMS THIS BUILDING:** 59350 (01-08) CP0118 (10-90) IL0269 (10-94)  
 IL0022 (05-87) IL0003 (11-85) 54232 (06-00) 54093 (03-07) 54833 (07-08)  
 CP0090 (07-88) IL0162 (04-90) CP0010 (10-91) 54082 (02-05)

**SECURED INTERESTED PARTIES:** None

**RATING INFORMATION**

Territory: 680  
Program: Service

County: Orange  
Construction: N/A  
Spcl Class Rate - Prop In Open 0.080  
PC: 03 Class Code: 1190

TERRORISM - CERTIFIED ACTS SEE FORM 59350, 54833, 59390 INCLUDED

LOCATION 003 PREMIUM \$54.00

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

**TAILORED PROTECTION POLICY DECLARATIONS**

Renewal Effective 07-26-2010

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050 (919) 913-1144  
INSURED SOUTHERN VILLAGE MASTER ASSC INC  
SOUTHERN VILLAGE HOA INC

**POLICY NUMBER 084615-35721182-10**

ADDRESS 601 BROOKGREEN DR  
CHAPEL HILL, NC 27516-4464

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
07-26-2010	to 07-26-2011

In consideration of payment of the premium shown below, this policy is renewed. Please attach this  
Declarations and attachments to your policy. If you have any questions, please consult with your agent.

**COMMERCIAL GENERAL LIABILITY COVERAGE**

**LIMITS OF INSURANCE**

General Aggregate (Other Than Products-Completed Operations)	\$2,000,000
Products-Completed Operations Aggregate	2,000,000
Personal Injury And Advertising Injury Each Occurrence	1,000,000
Assn Directors/Officers Errors and Omissions Agg	2,000,000
Assn Directors/Officers Errors and Omissions Occ	1,000,000

Commercial General Liability Plus Endorsement 55091

Damage to Premises Rented to You (Fire, Lightning, Explosion, Smoke or Water Damage)	300,000	Any One Premises
Medical Payments	10,000	Any One Person
Hired Auto & Non-Owned Auto	1,000,000	Each Occurrence

Expanded Coverage Details See Form:

- Extended Watercraft
- Personal Injury Extension
- Broadened Supplementary Payments
- Broadened Knowledge Of Occurrence
- Additional Products-Completed Operations Aggregate
- Blanket Additional Insured - Lessor of Leased Equipment
- Blanket Additional Insured - Managers or Lessors of Premises
- Newly Formed or Acquired Organizations Extension
- Blanket Waiver of Subrogation

Twice the "General Aggregate Limit", shown above, is provided at no additional charge for each 12 month period in accordance with form 55300.

**AUDIT TYPE:** Non-Audited

**FORMS THAT APPLY TO THIS COVERAGE:** 59350 (01-08) 55146 (06-04) 55084 (06-04)  
IL0021 (11-85) 55296 (07-05) 55300 (07-05) IL0269 (10-94) IL0017 (11-85)  
55091 (10-08) 55010 (02-08)

**LOCATION OF PREMISES YOU OWN, RENT OR OCCUPY**

LOC 001 BLDG 001 601 Brookgreen Dr  
Chapel Hill, NC 27516-4464

**TERRITORY:** 004 **COUNTY:** Orange

OWNERS INS. CO.

AGENCY HIGH & RUBISH INSURANCE AGENCY  
 15-0936-00 MKT TERR 050

Company POLICY NUMBER 084615-35721182-10  
 Bill

INSURED SOUTHERN VILLAGE MASTER ASSC INC

Term 07-26-2010 to 07-26-2011

**COMMERCIAL GENERAL LIABILITY COVERAGE**

Classification	Subline	Premium Basis	Rates	Premium
CODE 00501 Commercial General Liability Plus Endorsement Included At 7.1% Of The Premises Operation Premium	Prem/Op	Prem/Op Inc	Inc	Inc
CODE 00811 Assn Directors/Officers Errors And Omissions	Professional	Flat Charge 1		\$1,392.00
CODE 41669 Homeowners &/Or Mobile Homeowners Association - No Buildings Or Premises Owned Or Leased Except For Office Purposes. (For-Profit)	Prem/Op Prod/Comp Op	Members 665 665	Each 1 .309 .005	\$205.00 \$3.00
CODE 46671 Parks Or Playgrounds	Prem/Op Prod/Comp Op	Playgrounds 4 4	Each 1 164.559 1.477	\$658.00 \$6.00
TERRORISM - CERTIFIED ACTS	SEE FORM	59350, 55405, 59390		\$23.00
		LOCATION 001	PREMIUM	\$2,287.00

**TAILORED PROTECTION POLICY DECLARATIONS**

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

Renewal Effective 07-26-2010

AGENCY HIGH & RUBISH INSURANCE AGENCY  
15-0936-00 MKT TERR 050 (919) 913-1144

**POLICY NUMBER 084615-35721182-10**

INSURED SOUTHERN VILLAGE MASTER ASSC INC  
SOUTHERN VILLAGE HOA INC

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
07-26-2010 <sup>to</sup>	07-26-2011

ADDRESS 601 BROOKGREEN DR  
CHAPEL HILL, NC 27516-4464

In consideration of payment of the premium shown below, this policy is renewed. Please attach this  
Declarations and attachments to your policy. If you have any questions, please consult with your agent.

**COMMERCIAL CRIME COVERAGE**

THIS DECLARATIONS PAGE SHOWS THE COVERAGE FORM(S) AND SECTION(S) WHICH APPLY AND FOR WHICH  
YOU HAVE PAID A PREMIUM.

**Plan:** 01 COMBINATION CRIME-SEPARATE LIMITS OPTION

**LOCATION - ALL PREMISES**

COVERAGE FORM & DESCRIPTION	BY PERSON/POSITION	LIMIT	DED	PREMIUM
A-Blanket Employee Dishonesty		\$250,000	\$250	\$144.00
B-Forgery Or Alteration		250,000	250	38.00

Cancellation of prior insurance: By Acceptance of this fidelity bond you give us notice  
cancelling prior fidelity bond the cancellation to be effective at the time this policy  
becomes effective.

**FORMS THAT APPLY TO ALL PREMISES:** IL0017 (11-85) CR0101 (11-85) IL0269 (10-94)  
IL0003 (11-85) CR1006 (01-86) CR0001 (10-90) CR1000 (06-95) CC175 (01-86)  
CR0003 (01-86)

ALL PREMISES PREMIUM \$182.00

POLICY NUMBER:

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## ADDITIONAL COVERED PROPERTY

This endorsement modifies insurance provided under the following:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM  
 CONDOMINIUM ASSOCIATION COVERAGE FORM  
 CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM  
 STANDARD PROPERTY POLICY

The following is withdrawn from PROPERTY NOT COVERED if an "X" is shown in a box in the Schedule below:

### SCHEDULE\*

Prem. No. 00001	Bldg. No. 002	Description of Property
<input type="checkbox"/>		The cost of excavations, grading, backfilling or filling
<input type="checkbox"/>		Foundations of buildings, structures, machinery or boilers if their foundations are below: (1) The lowest basement floor; or (2) The surface of the ground, if there is no basement.
<input type="checkbox"/>		Underground pipes, flues, or drains
<input type="checkbox"/>		Pilings, piers, wharves or docks
<input type="checkbox"/>		Fences outside of buildings
<input type="checkbox"/>		Retaining walls that are not part of the building
<input type="checkbox"/>		Bridges, roadways, walks, patios or other paved surfaces
<input type="checkbox"/>		Vehicles or self-propelled machines (including aircraft or watercraft) that: (1) Are licensed for use on public roads; or (2) Are operated principally away from the described premises.  This paragraph does not apply to: (a) Vehicles or self-propelled machines, or autos you manufacture, process or warehouse; (b) Vehicles or self-propelled machines, other than autos, you hold for sale; or (c) Rowboats or canoes out of water at the described premises;
<input type="checkbox"/>		Animals
<input type="checkbox"/>		Underground pipes, including underground tanks and connections. But underground flues and drains are not covered.



\*Information required to complete this Schedule, if not shown on this endorsement, will be shown in the Declarations.