



## EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
10/29/2025

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS AP Benefit Advisors, LLC dba BHI 111 Continental Dr, Ste 405 Newark, DE 19713	PHONE (A/C, No, Ext): (302) 995-2247	COMPANY NAME AND ADDRESS Great American Risk Solutions Surplus Lines Insurance Company	NAIC NO: 35351
Contact name:	FAX (A/C, No): (302) 995-2220	E-MAIL ADDRESS: apdelaware@assuredpartners.com	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH
CODE:	SUB CODE:	POLICY TYPE Property	
AGENCY CUSTOMER ID #: VILLOFF-01		LOAN NUMBER	POLICY NUMBER CPPPF418709-00
NAMED INSURED AND ADDRESS Village of Fountainview Condo Association c/o FirstService Residential 5301 Limestone Road, Suite 228 Wilmington, DE 19808		EFFECTIVE DATE 10/29/2025	EXPIRATION DATE 10/29/2026
			<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY


LOCATION / DESCRIPTION Loc # 0, Bldg # 0 SEE ATTACHED ACORD 101
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL	
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE:	\$ 421,855,436			DED: 25,000	
	YES	NO	N/A		
<input checked="" type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	<input checked="" type="checkbox"/>			If YES, LIMIT: 1,075,000	<input checked="" type="checkbox"/> Actual Loss Sustained; # of months: 12
BLANKET COVERAGE	<input checked="" type="checkbox"/>			If YES, indicate value(s) reported on property identified above: \$	
TERRORISM COVERAGE		<input checked="" type="checkbox"/>		Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	<input checked="" type="checkbox"/>				
IS DOMESTIC TERRORISM EXCLUDED?	<input checked="" type="checkbox"/>				
LIMITED FUNGUS COVERAGE		<input checked="" type="checkbox"/>		If YES, LIMIT:	DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)	<input checked="" type="checkbox"/>				
REPLACEMENT COST	<input checked="" type="checkbox"/>				
AGREED VALUE		<input checked="" type="checkbox"/>			
COINSURANCE			<input checked="" type="checkbox"/>	If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED:
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT: 1,099,755	DED:
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT: 1,099,755	DED:
EARTH MOVEMENT (If Applicable)		<input checked="" type="checkbox"/>		If YES, LIMIT:	DED:
FLOOD (If Applicable)		<input checked="" type="checkbox"/>		If YES, LIMIT:	DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED: 25,000
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED: 25,000
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	<input checked="" type="checkbox"/>				

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE			
NAME AND ADDRESS Village of Fountainview Condo Association c/o FirstService Residential 5301 Limestone Road, Suite 228 Wilmington, DE 19808			AUTHORIZED REPRESENTATIVE 

**ADDITIONAL REMARKS SCHEDULE**

AGENCY <b>AP Benefit Advisors, LLC dba BHI</b>		NAMED INSURED <b>Village of Fountainview Condo Association c/o FirstService Residential 5301 Limestone Road, Suite 228 Wilmington, DE 19808</b>
POLICY NUMBER <b>CPPF418709-00</b>		
CARRIER <b>Great American Risk Solutions Surplus Lines Insuranc</b>	NAIC CODE <b>35351</b>	EFFECTIVE DATE: <b>10/29/2025</b>

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**Property Information:**

Loc # 1, Bldg # 1, 1000 Fountainview Circle, Newark, DE 19713, Condos  
Loc # 2, Bldg # 1, 3000 Fountainview Circle, Newark, DE 19713, Condos  
Loc # 3, Bldg # 1, 2,4,6,8,10 Fountainview Dr., Newark, DE 19713, Townhomes  
Loc # 4, Bldg # 1, 13,15,17,19 Fountainview Dr., Newark, DE 19713, Townhomes  
Loc # 5, Bldg # 1, 14,16,18,20,22 Fountainview Dr., Newark, DE 19713, Townhomes  
Loc # 6, Bldg # 1, 26,28,30,32,34,36 Fountainview Dr., Newark, DE 19713, Townhomes  
Loc # 7, Bldg # 1, 1,3,5,7,9 Fountainview Dr., Newark, DE 19713, Townhomes  
Loc # 8, Bldg # 1, 2000 Fountainview Circle, Newark, DE 19713  
Loc # 9, Bldg # 1, Pool House - 1000 Fountainview Cir, Newark, DE 19713, Pool House

**Special Conditions:**

1% Wind/Hail Deductible (Minimum \$100k)  
\$100k / \$250k Water Damage Deductible Per Occurrence - Varies per building  
Actual Cash Value Provision - Roofs 15 Years Old or Older  
Ordinance & Law - 10% of TIV (maximum of \$1,099,755)

**2025-2026 Building Values:**

1000 Fountainview Cir - \$10,997,548  
3000 Fountainview Cir - \$10,997,548  
2, 4, 6, 8, 10 Fountainview Dr - \$1,374,646  
13,15,17,19 Fountainview Dr - \$1,246,154  
14,16,18,20,22 Fountainview Dr - \$1,743,196  
26,28,30,32,34,36 Fountainview Dr - \$2,091,180  
1,3,5,7,9 Fountainview Dr - \$1,617,616  
2000 Fountainview Cir - \$10,997,548