



**DECLARATIONS:
NOT-FOR-PROFIT ORGANIZATION/ASSOCIATION
PROFESSIONAL LIABILITY POLICY**

**CNA INSURANCE COMPANIES
CNA PLAZA
Chicago, IL 60685**

NOTICE

THIS IS A CLAIMS-MADE POLICY AND, SUBJECT TO ITS PROVISIONS, APPLIES ONLY TO ANY "CLAIM" FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AFTER THE END OF THE POLICY PERIOD UNLESS, AND TO THE EXTENT, THE EXTENDED REPORTING PERIOD APPLIES. DEFENSE COSTS REDUCE THE LIMIT OF LIABILITY AND ARE SUBJECT TO THE RETENTION AMOUNT. PLEASE REVIEW THE POLICY CAREFULLY AND DISCUSS THE COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.

ACCOUNT NUMBER	COVERAGE PROVIDED BY	PRODUCER
0000250042	CONTINENTAL CASUALTY COMPANY CNA PLAZA Chicago, IL 60685	Ian H. Graham Insurance Suite 240 5161 Lankershim Blvd. North Hollywood CA 91601-3718
POLICY NUMBER		
0251111964		
NAMED ENTITY AND PRINCIPAL ADDRESS		PROPERTY MANAGEMENT FIRM
Item 1. BELLA MARGUERITE CONDOMINIUM ASSOCIATION 3805 GULF BLVD. St Pete Beach, FL 33706		NSN MANAGEMENT & CONSULTING, INC. 4326 - 20TH STREET NORTH Saint Petersburg, FL 33714

Item 2. Policy Period: 6/04/2008 To 6/04/2009
 12:01 a.m. Standard Time at the Principal Address stated in Item 1.

Item 3. Limit of Liability (Inclusive of Defense Costs):
\$1,000,000 Maximum aggregate Limit of Liability under the Policy.

Item 4. Retention Amounts applicable to each Claim (Defense Costs are Subject to Retention Amount):
\$1,000

Item 5. Policy Premium
\$860.44

\$15.07 FL FIGA Assessment

\$8.37 FL Hurricane Catastrophe Fund

APR 15 2008

Insurers writing property and casualty insurance business in California are required to participate in the California California Insurance Guarantee Association. If an insurer becomes insolvent, the California Insurance Guarantee Association settles unpaid claims and assesses each insurance company for its fair share.

California law requires all insurers to surcharge policies to recover these assessments. If your policy is surcharged, "CA Surcharge" with an amount will be displayed on your premium notice.

Item 6. Notice to Insurer under Section VII.:
CNA Global Specialty Lines
40 Wall Street, 8th Floor
New York, NY 10005

Item 7. Other Notices to Insurer:

Item 8. Prior and Pending Proceeding Date (Exclusion F.): 6/04/2007

Item 9. Endorsements forming a part of this Policy at issuance:

G-141401-A4	08/01	G-144872-A	01/03
G-142491-A09	02/02	G-20717-A	02/94

These Declarations, along with the completed and signed Application and the Policy, shall constitute the contract between the Insureds and the Insurer.

Authorized Representative: _____

John S Brant

Date: 4/02/2008

D. M. Lowry
Secretary

R. H. Chookasjian
Chairman of the Board

ENDORSEMENT
Property Managers of Community Associations

In consideration of additional premium paid, it is agreed:

1. Section III, **DEFINITIONS**, is amended as follows:

a. Subsection E, the definition of **Entity**, is amended by adding the following:

Entity also means any **Property Manager**, but solely for **Claims** arising out of its **Wrongful Acts**, or the **Wrongful Acts** of another **Insured** for which the **Property Manager** is vicariously liable.

b. Solely with respect to coverage provided in this endorsement to the **Property Manager** subsection n, the definition of **Wrongful Act**, is deleted in its entirety and the following is inserted:

Wrongful Act means any actual or alleged error, misstatement misleading statement, act or omission or neglect or breach of duty by the **Property Manager**, including any **Wrongful Personal Injury**, but solely (i) in the capacity of providing services as such for the **Named Entity** specified at Item 1 of the Declarations, and (ii) where acting at the specific direction of such **Named Entity**. **Wrongful Act** does not include any actual or alleged conduct of **Property Manager** in the discharge of its duties as such for any organization other than the **Named Entity** specified at Item 1 of the Declarations.

c. The following definitions are added:

Property Manager means a person providing the following services in connection with the management of commercial or residential property for and at the direction of the **Named Entity** specified at Item 1 of the Declarations, for a fee:

1. development and implementation of management plans and budgets for such **Named Entity** s property;
2. oversight and physical maintenance of such **Named Entity** s property;
3. solicitation, evaluation and securing tenants and management of tenant relations, collection of rent, and processing evictions with respect to such **Named Entity** s property;

This endorsement, which forms a part of and is for attachment to the following described Policy issued by the designated Insurers takes effect on the effective date of said Policy, unless another effective date is shown below, at the hour stated in said Policy and expires concurrently with said Policy.

01 Must be Completed	
ENDT. NO. G-141401-A4 08/01	POLICY NO. 0251111964

Complete Only When This Endorsement Is Not Prepared with the Policy or is Not to be Effective with the Policy	
ISSUED TO	EFFECTIVE DATE OF THIS ENDORSEMENT

Countersigned by _____

John S Brand
 Authorized Representative

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G-141401-A (8/01)

CNA INSURANCE COMPANIES

4. development, implementation and management of (i) loss control and risk management plans for real property of such **Named Entity**, and (ii) contracts and subcontracts, excluding property and liability contracts, necessary to the daily functioning of the property of such **Named Entity**; and
5. feasibility studies and recommendations regarding maintenance, repairs, renovations or alterations of property of such **Named Entity**, provided such maintenance, repairs, renovations or alterations do not involve, in whole or in part, the services of an architect;
6. personnel administrations and record-keeping in connection with managing such **Named Entity**'s property.

Construction Manager means a person providing the following services in connection with the construction, reconstruction and renovation of real property:

1. management of facility construction, reconstruction and renovation plans;
2. development and management of construction, reconstruction and renovation contracts and subcontracts;
3. development of loss control and risk management plans in connection with construction, reconstruction or renovation.

Wrongful Personal Injury means false arrest, wrongful detention or imprisonment, malicious prosecution, discrimination, other than employment discrimination, and wrongful entry or eviction.

2. Section VI, **RETENTION/LIMIT OF LIABILITY**, is amended by adding the following:

If any **Loss** on account of any claim or related claims against, or any **Wrongful Act** or interrelated **Wrongful Acts** by a **Property Manager** is insured under two or more policies issued by the Insurer or any affiliate thereof, only the policy with the greatest limit of liability shall apply, whether such other insurance is stated to be primary, contributory, excess, contingent or otherwise, unless such other insurance is written only as specific excess insurance over this Policy.

3. Section V, **EXCLUSIONS**, is amended by adding the following, but solely with respect to a **Claim** against a **Property Manager**:
 - O. based upon, directly or indirectly arising out of, or in any way involving commingling, misappropriation or improper use of, or failure to pay, collect or safeguard funds;
 - P. based upon, directly or indirectly arising out of, or in any way involving advice as to property value;

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John S Brand
Authorized Representative

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G-141401-A (8/01)

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- Q. based upon, directly or indirectly arising out of, or in any way involving the transfer or failure to transfer funds;
- R. based upon, directly or indirectly arising out of, or in any way involving notarization certification or acknowledgment of a signature;
- S. brought or maintained by or on behalf of the **Property Manager, Named Entity or Insured Persons** against any **Property Manager, Named Entity or Insured Person**;
- T. based upon, directly or indirectly arising out of, or in any way involving **Wrongful Acts** or interrelated **Wrongful Acts** where all or any part of such acts were committed, attempted, or allegedly committed or attempted prior to the date on which such **Property Manager** commenced providing those services as specified in the definition of **Property Manager**.

All other terms and conditions of the Policy remain unchanged.

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IPRPMGV3

Countersigned by _____

John S Brand
Authorized Representative