

Ultrapack Plus Policy Declarations
Amended Declarations
Effective 05/01/2023
Attach This To Your Policy
See * Reason for Amendment**

Mailing Name and Address for Insured:

SUMMER OAKS CONDO ASSOCIATION
C/O ANDI SIMMONS
PO BOX 78
LODI WI 53555-0078



WW1015

Other Interest:

As Listed Below

Named Insured's Full Name:

SUMMER OAKS CONDO ASSOCIATION

Agent:

WW1015 BAER INSURANCE SERVICES INC

Policy Period:

05/01/2023 to 05/01/2024

Policy Number:

Q410170330

Agent Address and Phone

BAER INSURANCE SERVICES INC
9701 BRADER WAY
MIDDLETON WI 53562
608-830-5800

Policy begins at 12:01 A.M. standard time on the effective date and ends at 12:01 A.M. standard time on the expiration date. Standard time is determined at the stated address of the named insured.

The insurance applies to those premises described below. This is subject to all applicable terms of the policy and attached forms and endorsements.

Premium Summary

Pay Plan Discount Applies

Total Annual Policy Premium:

\$35,452.00

(This is not a bill. Your invoice will follow in a separate mailing.)

Premium Reduction Due To This Change:

\$5,938.00

Property Protection - As Per Attached Supplemental Declarations
Deductible (Property Protection Only) \$10,000

Policy-Level Coverages

Liability Protection

Limits of Insurance

Commercial General Liability Limits of Insurance

Each Occurrence Limit	\$1,000,000
Damage to Premises Rented to You	\$1,000,000 Any One Premises
Medical Expense limit	\$5,000 Any One Person
Personal & Advertising Injury Limit	\$1,000,000 Any One Person or Organization
General Aggregate Limit	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000

Insured Name: SUMMER OAKS CONDO ASSOCIATION
Policy Number: Q410170330
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*** Amended Policy Information

Pay Plan Discount Indicator = Yes

Amended Billing Information

Pay Plan Changed From G - ERIExpressPay - 12 Months To A - full payment

Renewal Pay Plan Changed From G - ERIExpressPay - 12 Months To A - full payment

Optional Coverages

Deductible

Amount of Insurance

Policy-Level Optional Coverages:

Property and Inland Marine - Optional Coverages:

Terrorism

Included

General Liability - Optional Coverages:

Additional Insured-Managers or Lessors of Premises (CG2011)

Directors and Officers-Condominium or Homeowner Associations

Retroactive Date-05/01/02

Self-Insured Retention-\$1,000

67 Units

\$1,000,000 Each Claim/

\$2,000,000 Aggregate

General Liability Extended To:

Docks: Number of Slips 1

\$Included

Swimming Pools: Number of Swimming Pools 1

\$Included

Insured Name: SUMMER OAKS CONDO ASSOCIATION
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Supplemental Declarations

Location 1 / Building 1

Address:

S8161 KASSNER RD
MERRIMAC WI 53561-9757
County: Sauk

Occupancy/Operations:

Habitational Condominiums or Homeowners
Association - Lessor Risk
12 UNIT CONDOMINIUM

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		
Property and Inland Marine - Optional Coverages:		
Building Ordinance or Law Coverage - Increased Coverage & Income Protection 25% of Limit		\$617,375
Sewer and Drain Backup	\$500	\$10,000

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Supplemental Declarations

Location 1 / Building 2

Address:

S8168 KASSNER RD
MERRIMAC WI 53561-9770
County: Sauk

Occupancy/Operations:

Habitational Condominiums or Homeowners
Association - Lessor Risk
4 UNIT CONDOMINIUM

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		
Property and Inland Marine - Optional Coverages:		
Sewer and Drain Backup	\$500	\$10,000

Supplemental Declarations

Location 1 / Building 3

Address:

S8170 KASSNER RD
MERRIMAC WI 53561-9791

County: Sauk

Occupancy/Operations:

Habitational Condominiums or Homeowners
Association - Lessor Risk
8 UNIT CONDOMINIUM

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		
Property and Inland Marine - Optional Coverages:		
Building Ordinance or Law Coverage - Increased Coverage & Income Protection 25% of Limit		\$229,250
Sewer and Drain Backup	\$500	\$10,000

Supplemental Declarations

Location 1 / Building 4

Address:

S8138 KASSNER RD
MERRIMAC WI 53561-9789
County: Sauk

Occupancy/Operations:

Habitational Condominiums or Homeowners
Association - Lessor Risk
8 UNIT CONDOMINIUM

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		
Property and Inland Marine - Optional Coverages:		
Sewer and Drain Backup	\$500	\$10,000

Supplemental Declarations

Location 1 / Building 5

Address:

E12599 KILPATRICK POINT DR
MERRIMAC WI 53561-9790

County: Sauk

Occupancy/Operations:

Habitational Condominiums or Homeowners
Association - Lessor Risk
8 UNIT CONDOMINIUM

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		
Property and Inland Marine - Optional Coverages:		
Sewer and Drain Backup	\$500	\$10,000

Supplemental Declarations

Location 1 / Building 6

Address:

E12617 KILPATRICK POINT DR
MERRIMAC WI 53561-9508

County: Sauk

Occupancy/Operations:

Habitational Condominiums or Homeowners
Association - Lessor Risk
12 UNIT CONDOMINIUM

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		
Property and Inland Marine - Optional Coverages:		
Sewer and Drain Backup	\$500	\$10,000

Supplemental Declarations

Location 1 / Building 7

Address:

E12617 KILPATRICK POINT DR
MERRIMAC WI 53561-9508

County: Sauk

Occupancy/Operations:

Habitational Condominiums or Homeowners
Association - Lessor Risk
12 UNIT CONDOMINIUM

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		
Property and Inland Marine - Optional Coverages:		
Sewer and Drain Backup	\$500	\$10,000

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Supplemental Declarations

Location 1 / Building 8

Address:

S8138 KASSNER RD
MERRIMAC WI 53561-9789

County: Sauk

Occupancy/Operations:

Swimming Pool - Lessor Risk
POOL HOUSE and POOL

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		

Supplemental Declarations

Location 1 / Building 9

Address:

S8157 KASSNER RD
MERRIMAC WI 53561-9770
County: Sauk

Occupancy/Operations:

Habitational Condominiums or Homeowners
Association - Lessor Risk
ONE UNIT CONDOMINIUM

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		
Property and Inland Marine - Optional Coverages:		
Sewer and Drain Backup	\$500	\$10,000

Supplemental Declarations

Location 1 / Building 10

Address:

S8161 KASSNER RD
 MERRIMAC WI 53561-9757

County: Sauk

Occupancy/Operations:

Boat Docks - Lessor Risk
 PIER

Interest of Named Insured In Such Premises: Condominium or Homeowner Associations

Coverage	Deductible	Amount of Insurance
Property Protection		
1. Buildings - Replacement Cost	Property Deductible	BLANKET
2. Business Personal Property and Personal Property of Others		NIL
3. Income Protection & Extra Expense		Actual Loss Sustained 12 Months
Blanket Coverage - Buildings - All Locations		\$16,533,500
Automatic Adjustment of Building Coverage - 12%		

Location/Building-Level Additional Interests

Additional Insured - Managers or Lessors of Premises

WYNNE REALTY
 PO BOX 78
 LODI WI 53555-0078
 Location-1 Building-1

Miscellaneous Information

Re: Form PKLG--Include The Chairman And Members Of Specified Committees As Employees:
 Chairman or Committee Members:
 BOARD OF DIRECTORS

Schedule of Static Forms

Form Number	Edition Date	Description
	/	
UPP	01/10	ULTRAPACK PLUS POLICY
PK0001	05/20	ULTRAPACK PLUS COMMERCIAL PROPERTY COVERAGE PART
PKAH	01/12	BUILDING ORDINANCE OR LAW - INCREASED COVERAGE AND INCOME PROTECTION COVERAGE
PKAX	01/10	PRODUCTION OR PROCESS MACHINERY - DEDUCTIBLE
PKAY	12/14	SEWER AND DRAIN BACK-UP COVERAGE
PKLG	01/10	INCLUDE THE CHAIRMAN AND MEMBERS OF SPECIFIED COMMITTEES AS EMPLOYEES
PKUA	01/10	CONDOMINIUM ASSOCIATION COVERAGE
CL0208	08/18	IMPORTANT NOTICE - WISCONSIN
CL0209	11/10	IMPORTANT NOTICE - LEAD LIABILITY EXCLUSION
CL0212	11/10	IMPORTANT NOTICE - POLICY SERVICE FEES
CL0217	11/10	IMPORTANT NOTICE - NO FLOOD COVERAGE

Schedule of Static Forms - (continued)

Form Number	Edition Date	Description
CL0318	11/10	IMPORTANT DISCLOSURE NOTICE TO WISCONSIN ULTRAPACK PLUS POLICYHOLDERS
PKGP	01/10	AMENDMENT OF MOBILE EQUIPMENT DEFINITION
PKRN	01/10	WISCONSIN AMENDATORY ENDORSEMENT
PK0003	05/20	ULTRAPACK PLUS EXTRA LIABILITY COVERAGES
CG0001	04/13	COMMERCIAL GENERAL LIABILITY COVERAGE FORM
CG0099	11/85	CHANGES IN GENERAL LIABILITY FORMS FOR COMMERCIAL PACKAGE POLICIES
CG0124	01/93	WISCONSIN CHANGES - AMENDMENT OF POLICY CONDITIONS
CG2004	11/85	ADDITIONAL INSURED - CONDOMINIUM UNIT OWNERS
CG2011	04/13	ADDITIONAL INSURED - MANAGERS OR LESSORS OF PREMISES
CG2147	12/07	EMPLOYMENT-RELATED PRACTICES EXCLUSION
CG2167	12/04	FUNGI OR BACTERIA EXCLUSION
UFB213	11/12	SUBSCRIBER'S AGREEMENT
CG2170	01/15	CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
CG2196	03/05	SILICA OR SILICA-RELATED DUST EXCLUSION
PKGN	12/14	PUNITIVE DAMAGES COVERAGE
CL0396	01/17	IMPORTANT NOTICE - DATA BREACH RESPONSE EXPENSES COVERAGE
CG2106	05/14	EXCL-ACCESS OR DISCLOSURE OF CONFIDENT OR PERS INFO AND DATA-RELATED LIAB - WITH LIMIT BOD INJ EXCEP
PKKE	09/17	DIRECTORS AND OFFICERS LIABILITY COVERAGE - CONDOMINIUM OR HOMEOWNERS ASSOCIATION
PKUD	01/10	CONDOMINIUMS - LIABILITY COVERAGE
CG2109	06/15	EXCLUSION - UNMANNED AIRCRAFT
IL0017	11/98	COMMON POLICY CONDITIONS
IL0021	09/08	NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT (BROAD FORM)
PKUN	11/21	AMENDMENT- CONDITIONS - WHEN WE DO NOT RENEW - INDIANA
IL0283	09/07	WISCONSIN CHANGES - CANCELLATION AND NONRENEWAL
IL0952	01/15	CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
IL985F	03/21	DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
PKMJ	01/10	EXCLUSION - LEAD LIABILITY
PKMD	01/10	EXCLUSION - ASBESTOS
PKMQ	12/14	EXCLUSION - PROFESSIONAL LIABILITY
PKRO	01/10	AMENDMENT OF POLICY - TWO OR MORE COVERAGE PARTS