

**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. Soley 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;
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

---

ENDORSEMENT NUMBER:  
POLICY NUMBER:  
ISSUED TO: «CusChangeName»  
EFFECTIVE DATE OF ENDORSEMENT:

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

By Authorized Representative \_\_\_\_\_  
(No signature is required if this endorsement is issued with the Policy or if it is effective on the Policy Effective Date)

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;
- 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;

ENDORSEMENT NUMBER:  
 POLICY NUMBER:  
 ISSUED TO: «CusChangeName»  
 EFFECTIVE DATE OF ENDORSEMENT:

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

By Authorized Representative \_\_\_\_\_  
 (No signature is required if this endorsement is issued with the Policy or if it is effective on the Policy Effective Date)

- 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.

---

ENDORSEMENT NUMBER:  
POLICY NUMBER:  
ISSUED TO: «CusChangeName»  
EFFECTIVE DATE OF ENDORSEMENT:

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

By Authorized Representative \_\_\_\_\_  
(No signature is required if this endorsement is issued with the Policy or if it is effective on the Policy Effective Date)