

Po Box 2915
Bloomington IL 61702-2915

Named Insured

M-24-1548-FA3E F V

CASA BONITA CONDOMINIUM
ASSOCIATION INC
C/O BIDEGAIN REALTY
8755 E BROADWAY BLVD
TUCSON AZ 85710-4015

DECLARATIONS AMENDED JUL 29 2026

Policy Number	93-20-5269-6	
Policy Period	Effective Date	Expiration Date
12 Months	SEP 24 2026	SEP 24 2027
The policy period begins and ends at 12:01 am standard time at the premises location.		

Agent and Mailing Address
AL VASEY CPCU, CLU, CHFC
101 S PANTANO RD
TUCSON AZ 85710-4141

PHONE: (520) 514-0222

Residential Community Association Policy

Automatic Renewal - If the **policy period** is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Entity: CONDOMINIUM

Reason for Declarations: Your policy is amended JUL 29 2026
ADDITIONAL INSURED ADDED
ADDITIONAL INSURED DELETED
FORM CMP-4538 ADDED
FORM CMP-4788 DELETED

Other items shown are effective
with the policy's 2026 renewal

Endorsement Premium None

Discounts Applied:
Renewal Year
Claim Record

Prepared
SEP 21 2026
CMP-4000

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for CASA BONITA CONDOMINIUM
Policy Number 93-20-5269-6

SECTION I - PROPERTY BLANKET

Coverage A - Buildings
Coverage B - Business Personal Property

Limit of Insurance*
\$ 3,471,600
No Coverage

Location Number	Location of Described Premises
001	9420 E SPEEDWAY BLVD TUCSON AZ 85710-1848
002	9420 E SPEEDWAY BLVD TUCSON AZ 85710-1848
003	9420 E SPEEDWAY BLVD TUCSON AZ 85710-1848
004	9420 E SPEEDWAY BLVD TUCSON AZ 85710-1848

AUXILIARY STRUCTURES

Location Number	Description
001A	Fence, walls, etc.
001B	Pool
001C	Fence, walls, etc.
001D	Garage or Carport

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for CASA BONITA CONDOMINIUM
Policy Number 93-20-5269-6

* As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

SECTION I - INFLATION COVERAGE INDEX(ES)

Inflation Coverage Index: 244.9

SECTION I - DEDUCTIBLES

Basic Deductible \$5,000

Special Deductibles:

Money and Securities	\$250	Employee Dishonesty	\$250
Equipment Breakdown	\$2,500		

Other deductibles may apply - refer to policy.

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See Schedule." If a coverage does not have a corresponding limit shown below, but has "Included" indicated, please refer to that policy provision for an explanation of that coverage.

COVERAGE	LIMIT OF INSURANCE
Collapse	Included
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit
Debris Removal	25% of covered loss
Equipment Breakdown	Included

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for CASA BONITA CONDOMINIUM
Policy Number 93-20-5269-6

Fire Extinguisher Systems Recharge Expense	\$5,000
Glass Expenses	Included
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	\$100,000
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	\$250,000
Ordinance Or Law - Equipment Coverage	Included
Preservation Of Property	30 Days

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH COMPLEX

The coverages and corresponding limits shown below apply separately to each complex as described in the policy.

COVERAGE	LIMIT OF INSURANCE
Accounts Receivable	
On Premises	\$50,000
Off Premises	\$15,000
Arson Reward	\$5,000
Forgery Or Alteration	\$10,000
Money And Securities (Off Premises)	\$5,000
Money And Securities (On Premises)	\$10,000
Money Orders And Counterfeit Money	\$1,000
Outdoor Property	\$5,000
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Personal Property Off Premises	\$15,000

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for CASA BONITA CONDOMINIUM
Policy Number 93-20-5269-6

Pollutant Clean Up And Removal	\$10,000	
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500	
Signs	\$2,500	-
Valuable Papers And Records		-
On Premises	\$10,000	
Off Premises	\$5,000	

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

COVERAGE	LIMIT OF INSURANCE
Back-Up of Sewer or Drain	Included
Employee Dishonesty	\$25,000
Loss Of Income And Extra Expense	Actual Loss Sustained - 12 Months

SECTION II - LIABILITY

COVERAGE	LIMIT OF INSURANCE
Coverage L - Business Liability	\$1,000,000
Coverage M - Medical Expenses (Any One Person)	\$5,000
Damage To Premises Rented To You	\$300,000
Directors And Officers Liability	\$1,000,000

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for CASA BONITA CONDOMINIUM
Policy Number 93-20-5269-6

AGGREGATE LIMITS	LIMIT OF INSURANCE
Products/Completed Operations Aggregate	\$2,000,000
General Aggregate	\$2,000,000
Directors and Officers Aggregate	\$1,000,000

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Coverage Form and any attached endorsements.

Your policy consists of these Declarations, the BUSINESSOWNERS COVERAGE FORM shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

FORMS AND ENDORSEMENTS

CMP-4100	Businessowners Coverage Form
CMP-4538	*Addl Insd Designated Premises
CMP-4814	Directors & Officers Liability
CMP-4203.4	Amendatory Endorsement
FE-6999.3	Terrorism Insurance Cov Notice
CMP-4550	Residential Community Assoc
CMP-4746.1	Hired Auto Liability
CMP-4710	Employee Dishonesty
CMP-4508	Money and Securities
CMP-4705.2	Loss of Income & Extra Expense
FE-3650	Actual Cash Value Endorsement
CMP-4573.2	Policy Endorsement
CMP-4770	Addl Condo Prop Not Covered
CMP-4532	Exclusion Cyber Incident
CMP-4587	Exclusion Silica
CMP-4862	Building Ordinance or Law Cov
FD-6007	Inland Marine Attach Dec
	* New Form Attached

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DECLARATIONS (CONTINUED)

Residential Community Association Policy for CASA BONITA CONDOMINIUM
Policy Number 93-20-5269-6

SCHEDULE OF ADDITIONAL INTERESTS

Interest Type: Servicing Agent
Endorsement #: N/A
Loan Number: N/A

BIDEGAIN REALTY INC
8755 E BROADWAY BLVD
TUCSON AZ 85710-4015

Interest Type: Addl Insured-Section II
Endorsement #: CMP4538
Loan Number: N/A

SIERRA DE ORO HOMEOWNERS
ASSOCIATION
ATTN BIDEGAIN REALTY, INC
8755 E BROADWAY BLVD
TUCSON AZ 857104015

This policy is issued by the State Farm Fire and Casualty Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

Mirabelle Mancias
Secretary

John H. Hensley
President

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STATE FARM FIRE AND CASUALTY COMPANY
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Po Box 2915
Bloomington IL 61702-2915

Named Insured

M-24-1548-FA3E F V

CASA BONITA CONDOMINIUM
ASSOCIATION INC
C/O BIDEGAIN REALTY
8755 E BROADWAY BLVD
TUCSON AZ 85710-4015

INLAND MARINE ATTACHING DECLARATIONS

Policy Number	93-20-5269-6	
Policy Period 12 Months	Effective Date SEP 24 2026	Expiration Date SEP 24 2027
The policy period begins and ends at 12:01 am standard time at the premises location.		

ATTACHING INLAND MARINE

Automatic Renewal - If the **policy period** is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Annual Policy Premium Included

The above Premium Amount is included in the Policy Premium shown on the Declarations.

Your policy consists of these Declarations, the INLAND MARINE CONDITIONS shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

Forms, Options, and Endorsements

FE-8739	Inland Marine Conditions
FE-8743.1	Inland Marine Computer Prop
FE-1401	Exclusion Cyber Incident

See Reverse for Schedule Page with Limits

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SEP 21 2026
FD-6007

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ATTACHING INLAND MARINE SCHEDULE PAGE

ATTACHING INLAND MARINE

ENDORSEMENT NUMBER	COVERAGE	LIMIT OF INSURANCE	DEDUCTIBLE AMOUNT	ANNUAL PREMIUM
FE-8743.1	Inland Marine Computer Prop	\$ 10,000	\$ 500	Included
	Loss of Income and Extra Expense	\$ 10,000		Included

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FD-6007

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OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CMP-4538 ADDITIONAL INSURED — DESIGNATED PREMISES

This endorsement modifies insurance provided under the following:
BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Policy Number: **93-20-5269-6**

Named Insured:

**CASA BONITA CONDOMINIUM
ASSOCIATION INC
C/O BIDEGAIN REALTY
8755 E BROADWAY BLVD
TUCSON AZ 85710-4015**

Name And Address Of Additional Insured Person Or Organization:

**SIERRA DE ORO HOMEOWNERS
ASSOCIATION
ATTN BIDEGAIN REALTY, INC
8755 E BROADWAY BLVD
TUCSON AZ 85710-4015**

Interest Of Additional Insured:

SECTION 1

Location Of Premises:

9420 E SPEEDWAY BLVD TUCSON AZ 857101848

This endorsement provides only those coverages indicated by an "X" below:

SECTION I☐ **Coverage A – Buildings**

When a Limit Of Insurance is shown in the Declarations for **Coverage A – Buildings** for the premises described above, any person or organization shown in the Schedule is included as an additional insured, as interests may appear, but only with respect to coverage provided under **Coverage A – Buildings** for that premises described above.

☐ **Coverage B – Business Personal Property**

When a Limit Of Insurance is shown in the Declarations for **Coverage B – Business Personal Property** for the premises described above, any person or organization shown in the Schedule is included

as an additional insured, as interests may appear, but only with respect to coverage provided under **Coverage B – Business Personal Property** for that property described below.

Description of Property:

☐ **Loss Of Income And Extra Expense**

When Loss of Income and Extra Expense is shown in the Declarations any person or organization shown in the Schedule is included as an additional insured, as interests may appear, but only with respect to coverage provided under Loss Of Income And Extra Expense.

SECTION II

☐ **Coverage L – Business Liability**

1. **SECTION II — WHO IS AN INSURED** of **SECTION II — LIABILITY** is amended to include, as an additional insured, any person or organization shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of the ownership, maintenance, or use of the premises designated above, by you.
2. With respect to the insurance afforded the additional insured, this insurance does not apply to:
 - a. Structural alterations, new construction, or demolition operations performed by or for that additional insured;
 - b. "Personal and advertising injury" caused by that additional insured;
 - c. Liability for which that additional insured is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the additional insured would have in the absence of the contract or agreement; or
 - d. "Bodily injury" or "property damage" included within the "products-completed operations hazard", arising out of:
 - (1) Goods or inventory which are not sold or distributed by the Named Insured; or
 - (2) The manufacturing or packaging of such goods or inventory.
3. Any insurance provided to the additional insured shall only apply with respect to a claim made or a "suit" brought for damages for which you are provided coverage.
4. **Primary Insurance.** The insurance afforded the additional insured shall be primary insurance. Any insurance carried by the additional insured shall be noncontributory with respect to coverage provided by you.

All other policy provisions apply.

CMP-4538

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CMP-4538 ADDITIONAL INSURED — DESIGNATED PREMISES

This endorsement modifies insurance provided under the following:
BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Policy Number: **93-20-5269-6**

Named Insured:

**CASA BONITA CONDOMINIUM
ASSOCIATION INC
C/O BIDEGAIN REALTY
8755 E BROADWAY BLVD
TUCSON AZ 85710-4015**

Name And Address Of Additional Insured Person Or Organization:

**SIERRA DE ORO HOMEOWNERS
ASSOCIATION
ATTN BIDEGAIN REALTY, INC
8755 E BROADWAY BLVD
TUCSON AZ 85710-4015**

Interest Of Additional Insured:

SECTION 1

Location Of Premises:

9420 E SPEEDWAY BLVD TUCSON AZ 857101848

This endorsement provides only those coverages indicated by an "X" below:

SECTION I☐ **Coverage A – Buildings**

When a Limit Of Insurance is shown in the Declarations for **Coverage A – Buildings** for the premises described above, any person or organization shown in the Schedule is included as an additional insured, as interests may appear, but only with respect to coverage provided under **Coverage A – Buildings** for that premises described above.

☐ **Coverage B – Business Personal Property**

When a Limit Of Insurance is shown in the Declarations for **Coverage B – Business Personal Property** for the premises described above, any person or organization shown in the Schedule is included

as an additional insured, as interests may appear, but only with respect to coverage provided under **Coverage B – Business Personal Property** for that property described below.

Description of Property:

☐ **Loss Of Income And Extra Expense**

When Loss of Income and Extra Expense is shown in the Declarations any person or organization shown in the Schedule is included as an additional insured, as interests may appear, but only with respect to coverage provided under Loss Of Income And Extra Expense.

SECTION II

☐ **Coverage L – Business Liability**

1. **SECTION II — WHO IS AN INSURED** of **SECTION II — LIABILITY** is amended to include, as an additional insured, any person or organization shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of the ownership, maintenance, or use of the premises designated above, by you.
2. With respect to the insurance afforded the additional insured, this insurance does not apply to:
 - a. Structural alterations, new construction, or demolition operations performed by or for that additional insured;
 - b. "Personal and advertising injury" caused by that additional insured;
 - c. Liability for which that additional insured is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the additional insured would have in the absence of the contract or agreement; or
 - d. "Bodily injury" or "property damage" included within the "products-completed operations hazard", arising out of:
 - (1) Goods or inventory which are not sold or distributed by the Named Insured; or
 - (2) The manufacturing or packaging of such goods or inventory.
3. Any insurance provided to the additional insured shall only apply with respect to a claim made or a "suit" brought for damages for which you are provided coverage.
4. **Primary Insurance.** The insurance afforded the additional insured shall be primary insurance. Any insurance carried by the additional insured shall be noncontributory with respect to coverage provided by you.

All other policy provisions apply.

CMP-4538

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