

Lanark North Condominium Corporation #8
C/O Heather Barber
355 Mullett Street Unit 8
Carleton Place, ON K7C 4J6

NOTICE TO INSURED

CYBER INCIDENT EXCLUSION COMMERCIAL PROPERTY POLICY

Dear Policyholder,

Thank you for renewing your commercial insurance policy with Intact Insurance.

We wish to inform you that we have added a cyber incident exclusion endorsement, which attaches to your commercial property policy. This exclusion further highlights that our policies do not insure against loss or damage caused by a cyber incident, as defined within the exclusion.

If, however, a cyber incident directly results in fire or explosion, you will have coverage for loss or damage due to such resulting fire or explosion.

The above is only an overview of the changes. Please read your new cyber incident exclusion endorsement carefully and keep it in a safe place, along with this notice and your insurance contract.

If you wish to review your policy coverage or have any questions, please contact your insurance broker - your best source for information and advice.

Intact Insurance

Lanark North Condominium Corporation #8
C/O Heather Barber
355 Mullett Street Unit 8
Carleton Place, ON K7C 4J6

Thank you

for allowing Intact Insurance to help protect what is important to you and your business.

To continue providing the best protection available, we would like to introduce Intact Insurance's enhanced Equipment Breakdown MAX coverage. This product is designed to protect the equipment that is critical to your business, and ensure your business returns to full operational capacity quickly in the event of an equipment breakdown loss.

Essential coverage to keep your business running.

Our enhanced Equipment Breakdown MAX coverage has been updated to address the most common exposures faced by businesses in today's technology-dependent economy. Highlights of the coverage feature:

- A broad and simplified coverage priced to reflect your individual risk.
- Business interruption, spoilage and electronic equipment now covered on all Equipment Breakdown MAX policies.
- The ability to adjust losses at 125% of the equipment value (up to \$250,000) for a technological improvement or environmental upgrade to the affected piece(s) of equipment.
- Extended period of coverage for new acquisitions of equipment (180 days).
- An off-premises mobile equipment extension (\$25,000).
- Deductibles are no longer cumulative. If more than one deductible is applicable, you will only pay the highest applicable deductible.
- The amounts of insurance for numerous coverage extensions have been increased.

A 24-month liberalization clause (with a limit of \$50,000) will be added to your policy to address differences in coverages, deductible amounts and limits, to close any unintended coverage gaps and to ensure that you receive the most favourable policy terms and conditions.

To learn more about our Equipment Breakdown MAX coverage or to discuss the details of your policy, please contact your broker.

*Certain conditions, limitations and exclusions apply. Your insurance contract prevails at all times. Please consult it for a complete description of coverage and exclusions.
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Thank you

for allowing Intact Insurance to help protect what is important to you and your business.

To continue providing the best protection available, we'd like to introduce our new comprehensive, flexible commercial property product – *EDGE Complete* - backed by Intact's promise of service, support and stability.

Built for business

In today's marketplace, business cannot afford to be static, and your insurance should be able to keep pace with you. With Intact Insurance, you'll benefit from not only broader coverage, but a flexible limit structure that provides better overall protection in case of an incident:

- Sections 1 and 2 each provide a high blanket limit for the claims most commonly experienced by businesses. These limits provide increased peace of mind; the entire amount can be applied to any one coverage or combination of coverages that fall within these sections. These limits are for the term of your policy, even if you have more than one claim in your policy term.
- Section 3 provides over 30 additional coverage items, each with an individual limit.

Designed for condominiums

We recognize condominium corporations have a unique set of risks and responsibilities. From ensuring your residents are cared for in an emergency to safety and security of the premises, you have a lot to consider when it comes to the right insurance policy. *EDGE Complete* offers that extra peace of mind knowing your insurance package includes the following coverages:

- Condominium Corporation:
 - Common expense to cover a unit owner's contributions when the unit cannot be occupied due to loss.
 - Common elements contents or common area contents to cover loss or damage to furnishings, fittings, machinery or appliances located in common areas of the premises which are not otherwise insured.
 - Trustees fees to cover services provided by a trustee following a loss should the services be required by the Condominium Declaration and Insurance Trust Agreement.
 - Property in custody to cover unit owners' property in the custody of the Condominium Corporation at the time of loss.
- We will replace, repair or reprogram locks and keys following a covered loss (e.g. if the building is broken into or key cards are stolen).

To learn more about our *EDGE Complete* offering or to discuss the details of your policy, please contact your broker.

EDGE Complete.
Comprehensive coverage. More choice.

Certain conditions, limitations, and exclusions apply. Your contract prevails at all times; please consult it for a complete description of coverage and exclusions.

Your Business Insurance Invoice

Renewal Policy



Policy Period 01 Nov 2021 to 01 Nov 2022	Payment Plan Three Pay	Due Date 01 Nov 2021	Amount Due \$7,659.08
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intact.ca

Policy Number 5 01379777 6711	Broker ID 55507
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Invoice Date
10 Sep 2021

**Have Questions?
Contact Your Broker:**

613 267 5100

BROKERLINK INC.
58 FOSTER STREET
PERTH, ONTARIO K7H 1S1
BROKERLINK.CA

EONSERVICE@BROKERLINK.CA

LANARK NORTH CONDOMINIUM CORPORATION #8
355 MULLETT ST UNIT 8
CARLETON PLACE ON K7C 4J6

Thank you for trusting Intact with your insurance needs

- ✓ If you do not wish to renew your policy, please return all policy documents to your Broker prior to the due date to prevent a charge.
- ✓ Please ensure payment is received by the due date shown to maintain continued coverage.
- ✓ Did you know that you could lower your premium by opting for a higher deductible?

Your Account Detail

Effective Date	Description	Amount
01 Nov 2021	Renewal Policy	\$21,178.00
	Instalment Fee	35.00
	Tax on Insurance Premiums	1,694.24
New Balance		\$22,907.24

By keeping sufficient funds available in your account, you avoid being charged a \$40 fee. Please allow 5 business days for us to receive all payments.

Your Payment Schedule is:

- Due 01 Nov 2021 \$7,659.08
- Due 01 Feb 2022 \$7,624.08
- Due 01 May 2022 \$7,624.08

First payment includes \$35 instalment fee.
You will receive an invoice for each unpaid instalment.

Facing an Emergency Situation?

Call: 1 866 464 2424



The support you need,
30 MINUTES, GUARANTEED.

Our Commercial Umbrella coverage offers you added liability protection when you need it most.

▼ Detach here and return the Payment Slip with your payment. ▼

Additional terms and conditions on reverse ↪



Intact Insurance Company
PO BOX 4254 STN A
TORONTO, ONTARIO
M5W 5S6

Client
LANARK NORTH CONDOMINIUM
CORPORATION #8

Policy Number **Broker ID**
5 01379777 6711 55507

Payment Slip

Three Pay Plan:

Amount Due \$7,659.08

This amount includes a \$35 instalment fee.

Additional Payment Options:

- **Monthly Pay** (includes 3% interest)
Complete, sign and return the authorization on the back.
- **One Pay**
- Due 01 Nov 2021 \$22,872.24

Payment Due Date

01 Nov 2021

Amount Being Paid

\$ _____

Online Banking

Select Intact Insurance in the payee list of your banking institution, using your policy number as reference.

00501379777671111012100007659081

Additional terms and conditions on reverse ↪

Choose **When** You Pay

Monthly Pay (If Eligible)

- Payments are divided equally and are automatically withdrawn from your bank account.
- You will receive a schedule of your monthly instalments.
- The withdrawal date is the same as your policy effective date, but can be changed to suit your needs.
- You will receive a new schedule if there is a change to your policy.

One Pay

- One annual payment, due at the start of your policy period.

Three Pay (If Eligible)

- Divide your premium, including taxes when applicable, by 3.
 - 1st payment (plus \$35 instalment fee) due at the start of your policy.
 - 2nd payment due 3 months later.*
 - 3rd payment due 6 months later.*
- * We will send you a reminder when your payment is due.
* Post dated cheques are accepted.

Method of Payment

- Automatic monthly withdrawals from your bank account.
- A 3% interest charge applies.
- Refer to "Interest and Fees" section below.

- EFT automatic withdrawal
- Internet and telephone banking through your Financial Institution.
- Cheque or money order.
- Credit Card One Time Payment.
- Credit Card Automatic Payment Visa or Mastercard.

What if I make **Changes?**

Talk to your Broker about any changes to:

• Your policy

Once the change is processed, you will receive an updated summary of your account, payment dates and new amount due.

• Your bank or chequing account

We need 14 days' notice if your account information changes or you switch to a different bank, trust company or credit union.

Interest and Fees

- An interest rate of 3% of the total premium, which is equivalent to an annual percentage rate of 6.40%, as may be varied by applicable provincial law, endorsements or other policy amendments, is applied in monthly instalments over the term of the policy.
- A \$40 fee is charged due to insufficient or unavailable funds.
- A \$40 fee is charged to reinstate a cancelled policy, if applicable.
- A \$35 instalment fee is charged to the 'Three Pay' plan.

I have authorized **Intact Insurance Company**, or its affiliates, successors, assignees or transferees ("Intact"), to begin automatic deductions for payment of insurance premiums. **I have waived the right to receive pre-notification of the amount/timing of the PAD prior to the debit being processed.** I may cancel this authorization at any time by providing 10 days notice. I have certain recourse rights if any debit does not comply with this agreement (e.g. right to reimbursement). To obtain more information on my cancellation rights (including a sample cancellation form) and/or my recourse rights, I may contact my financial institution or visit www.cdnipay.ca. I have authorized my broker/insurance company to collect, use and disclose my personal information (PI) provided in this document and as I may otherwise provide, subject to laws and to my broker's/insurance company's policy regarding PI, for the purpose of facilitating the payment of insurance premiums. I have confirmed that all individuals whose PI is contained in this document have consented to the collection, use and disclosure of their PI including, without limitation, for electronic funds transfer, and have authorized me to agree to the above on their behalf.
Personal PAD____ Business PAD____

Apply for Automatic Payments	One Pay <input type="checkbox"/>	Three Pay <input type="checkbox"/>	Monthly Pay <input type="checkbox"/>	Authorization	** One Void Cheque Required **
1. Complete and sign this authorization. 2. Send it to us, along with one void personal cheque.	Name of Bank Account Holder			Signature of Bank Account Holder	
	Name of Bank, Trust Company or Credit Union			Account Number	
	Date	Preferred Withdrawal Date		Policy Number 5 01379777 6711	
Paying by Credit Card	<p>To make a credit card payment or to register for automatic credit card payments on One or Three Pay plans, please visit our website www.intact.ca or call your Broker.</p> <p>If you have already registered for automatic credit card payments, then this notice to the policyholder and the credit card holder (collectively, "you"/"your") is a confirmation of your authorization for registering your credit card for payment of insurance premiums owing under all policy terms and receipt of any refunds to be credited under all policy terms. Payments, including premiums, taxes, interest and all applicable charges, or credits from the policy with Intact Insurance Company under any policy term, will be automatically charged/applied to your credit card. You have the right to discontinue your automatic credit card payments upon fourteen (14) days' notice prior to the next scheduled due date, or your credit card may be charged. Upon fulfilling the cancellation terms of the policy, Intact will discontinue all billing from your credit card.</p>				

*Intact Insurance Company
700 University Avenue, Suite 1500
Toronto, ON M5G 0A1*

Insured name and postal address

Lanark North Condominium Corporation #8
C/O Heather Barber
355 Mullett Street Unit 8
Carleton Place, ON K7C 4J6

Broker 55507

Brokerlink Inc.
58 Foster Street Perth , Ontario
K7H 1S1
Phone No. 613 267 5100

General Information

Intact Insurance Company hereinafter called the Insurer.

Type of Document	RENEWAL
Policy Period	From November 1, 2021 To November 1, 2022 12:01 A.M. local time at the postal address of the Insured shown above
Insured's Business Operations	33 Unit Residential Condominium Corporation
Billing Method	Direct Bill
Total Policy Premium	\$21,178

Save paper, add convenience!
Ask your broker to send your insurance documents electronically.



This policy contains a clause(s) that may limit the amount payable

In consideration of the premium stated, the insurer will indemnify the Insured with the terms and conditions of the Policy.

The Policy is issued subject to the declarations, coverage agreements, exclusions, definitions, conditions, and limits as well as the riders or endorsements to the policy which may from time to time be added to form part of the policy.

In accepting the present policy, the Insured and the Beneficiary, if any, recognize that from the effective date of this policy, any previous policy stated in the Declarations is replaced by this policy, including all renewals attaching thereto.

CANCELLATION

In consideration of the return premium, if any, this Policy and Renewal (if any) are cancelled and surrendered to the Insurer.

Date of Cancellation (Day, month, year): _____

Reason: _____

Signature: _____
Insured Date

Location 1

Address 315, 335, 355 &
295 Mullett Street
Carleton Place, ON K7C 4J6

Occupancy 33 Unit Residential Condominium Corporation

Coverage	Form	Coinsurance %	Deductible \$	Limit of Insurance \$
Building and/or Contents - Broad Form	BF02-2			
Building		90	2,500	6,325,982
Valuation: Replacement Cost				
Contents		90	2,500	26,271
Valuation: Replacement Cost				
Profits - Actual Loss Sustained	BI14-1			
Amount of revenue (receipts) disclosed on file for pricing and coverage purposes \$130,000				
Equipment Breakdown Max	BM12-3		2,500	6,352,253
Business Interruption and Extra Expense				Included
Spoilage				Included
Earthquake Shock Endorsement	E021-2			
Deductible 3% or \$100,000. whichever is the greater				
Flood Endorsement	E023-2		25,000	
Sewer Back Up Endorsement	E042-2		5,000	
Water Damage Deductible	E074-3		5,000	
Edge Complete 2.0	EP30-1			
Section 1 - Blanket Extensions				500,000
Section 2 - Blanket Extensions				100,000
Section 3 - Additional Extensions				As per Form
Business Interruption Extension 3.0	EP41-1			As per Form
General Conditions	G011-4			

Miscellaneous

Coverage	Form	Coinsurance %	Deductible \$	Limit of Insurance \$
Difference in Conditions and Difference in Limits - Crime	G034-1			

Crime

Coverage	Form	Deductible	Limit of Insurance
		\$	\$
Crime 1.0	C111-1		
Coverage 1 - Employee Dishonesty			10,000
Coverage 2 - Theft, Robbery or Burglary			10,000
Coverage 3 - Fraud - Limit per Coverage			10,000
Coverage 4 - Expenses - Blanket Limit			5,000

General Liability

Coverage	Form	Deductible \$	Limit of Insurance \$
Commercial General Liability Max	LR20-3		
Coverage A - Bodily Injury and Property Damage Liability - Each Occurrence			3,000,000
Coverage A - Liability for Abuse - Aggregate			3,000,000
Coverage A - Products-Completed Operations - Aggregate			3,000,000
Coverage A - Property Damage Deductible - Each Occurrence		1,000	
Coverage B - Personal Injury and Advertising Injury Liability - Per Person or Organization			3,000,000
Coverage C - Medical Payments - Each Person			50,000
Coverage D - Tenants' Legal Liability - Any One Premises		1,000	500,000
Liability EDGE 3.0	EL40-1		As per Form
S.E.F. 94 Legal Liability for Damage to Hired Automobiles	L219-1		
Subsection 1 - ALL PERILS		500	100,000
S.E.F. No. 96 - Contractual Liability Endorsement	L220-2		
S.E.F. No. 99 Excluding Long term Leased Vehicle Endorsement	L221-1		
S.P.F. No. 6 - Supplementary Non-Owned Automobile Coverage	L222-2		3,000,000
O.E.F. 98B - Reduction of Coverage for Lessees or Drivers of Leased Vehicles Endorsement	L257-1		
General Aggregate Limit Endorsement	L321-1		5,000,000

Rating Information(s)

Premises, Property and Operations	Rating Base	Rating Base Amount	Rating Units	Adjustable Rate	Premium \$
33 Unit Residential Condominium Corporation	Flat premium	-	-	-	
33 Unit Residential Condominium Corporation	Units	33	Per Unit	76.666	2,530

Professional Liability

Coverage	Form	Deductible	Limit of Insurance
		\$	\$
Condominium Directors and Officers Liability	PR05-1		2,000,000

Professional Services 33 Unit Residential Condominium Corporation

Additional Conditions

Form

Declaration of Emergency Endorsement	2485-1
Virus and Bacteria Exclusion Endorsement	E199-1
Cyber Incident Exclusion Endorsement	E201-1
General Conditions	G011-4



Emergency number

If you have a serious loss after regular business hours,
please call:

1 866 464 2424

NOTICE TO INSURED

Important Changes to Your Equipment Breakdown Coverage

We wish to inform you that we have recently updated our Equipment Breakdown coverage to make it even more beneficial for you. The form previously showing on your policy has been replaced with enhanced **Equipment Breakdown MAX** form.

Our **Equipment Breakdown MAX** product has multiple new benefits including:

- Several extensions of coverage including business interruption and spoilage have now been integrated into the base form;
- An off-premises mobile equipment extension;
- The amounts of insurance for numerous coverage extensions have been increased;
- There is no time limit for damaged property to be repaired or replaced following a Breakdown;
- Deductibles are no longer cumulative. If more than one deductible is applicable, you will only pay the highest applicable deductible;
- Buried piping is now covered if within a conduit. Electrical and pressure equipment used with geothermal heating systems are also now covered;
- And much more!

There are other changes to your policy as well, including some of the definitions and the wording of certain coverages. Limitations and exclusions have been revised or added.

Here are some of the coverage adjustments that result from these changes:

- Coverage now only applies to loss or damage arising from a breakdown while the equipment is in use or connected and ready for use;
- Loss or damage arising from civil commotion, sabotage, strike, vandalism and malicious acts is now excluded;
- The Service Interruption extension is now limited to equipment located within a 2500 metre radius of the premises;
- Electronic Equipment now excludes any anode tube, x-ray tube, laser cartridge, and any video amplifier tube or klystron tube

The above is only an overview of the changes to the new **Equipment Breakdown MAX** coverage; some of these changes above may not apply to your specific case. Please read your new policy wording carefully and keep it along with this notice.

We truly believe that you will appreciate the greater flexibility and solid protection your new **Equipment Breakdown MAX** coverage provides. If you wish to review your policy coverage or have any questions, please contact your insurance broker – your best source for information and advice.

Intact Insurance

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