

43-0026-00  
THE BUCKNER COMPANY INC  
6550 S MILLROCK DR STE 300  
SALT LAKE CITY UT 84121

# *Auto-Owners* INSURANCE

LIFE • HOME • CAR • BUSINESS

PO BOX 30660 • LANSING, MI 48909-8160

Agency phone: **801.937.6700**

OWNERS INSURANCE COMPANY

02-05-2025

This is not a bill. The premium can be paid before a bill is sent using any of the following methods:

Pay Online  
[www.auto-owners.com](http://www.auto-owners.com)  
Pay My Bill

Pay by Mail  
AUTO-OWNERS INSURANCE  
PO BOX 740312  
CINCINNATI, OH 45274-0312

Pay by Phone  
1.800.288.8740

TIME SQUARE CONDOMINIUMS  
C/O SOUTH RIM MANAGEMENT  
762 EAST 100  
PAYSON UT 84651

RE: Policy 47-482-470-00

Billing Account 015352003

Thank you for selecting Auto-Owners Insurance Group to service your insurance needs!

Auto-Owners and its affiliate companies offer a full complement of policies, each of which has its own eligibility requirements, coverages, and rates. Please take this opportunity to review your insurance needs with your Auto-Owners agent **801.937.6700**, and discuss which company and program might be appropriate for you. After talking with your agent, if there are any unanswered questions, please contact us at 517.323.1200.

Auto-Owners Insurance Company was formed in 1916. Our A++ (Superior) rating by A.M. Best Company signifies that we have the financial strength to provide the insurance protection you need. The Auto-Owners Insurance Group is comprised of six property and casualty companies and a life insurance company.

***Serving Our Policyholders and Agents Since 1916***

# Owners

Issued 02-05-2025

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

AGENCY THE BUCKNER COMPANY INC  
43-0026-00 MKT TERR 076 (801) 937-6700

INSURED TIME SQUARE CONDOMINIUMS  
C/O SOUTH RIM MANAGEMENT

ADDRESS 762 EAST 100  
PAYSON UT 84651

Endorsement Effective 01-02-2025

**POLICY NUMBER 47-482-470-00**

Company Use 57-57-UT-1611

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
11-30-2024	11-30-2025

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**BUSINESSOWNERS POLICY  
DESCRIPTION OF CHANGES EFFECTIVE 01-02-2025  
(See Declarations Attached)**

**CHANGED Loc 001: 1070 S OREM BLVD OREM UT 84058-6954**  
Changed Location Deductible From \$5,000 to \$10,000

	TERM	CHANGE
TOTAL POLICY PREMIUM	\$9,657.09	\$545.78- Return

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

**BUSINESSOWNERS POLICY DECLARATIONS**

AGENCY THE BUCKNER COMPANY INC  
43-0026-00 MKT TERR 076 (801) 937-6700

Endorsement Effective 01-02-2025

**POLICY NUMBER 47-482-470-00**

INSURED TIME SQUARE CONDOMINIUMS  
C/O SOUTH RIM MANAGEMENT

Company Use 57-57-UT-1611

ADDRESS 762 EAST 100  
PAYSON UT 84651

Company  
Bill

POLICY TERM	
12:01 a.m.	12:01 a.m.
to	
11-30-2024	11-30-2025

This policy is amended in consideration of the additional or return premium shown below. This Declarations voids and replaces all previously issued Declarations bearing the same policy number and premium term.

54643 (01-90)

**Entity:** Corporation

**PROPERTY COVERAGES - ALL DESCRIBED LOCATIONS**

COVERAGE	DEDUCTIBLE	LIMIT	PREMIUM	CHANGE
SPECIAL COVERAGE FORM TERRORISM - CERTIFIED ACTS			\$81.79	\$5.40-

**BUSINESS LIABILITY PROTECTION**

COVERAGE	LIMIT	PREMIUM	CHANGE
AGGREGATE LIMIT (Other than Products - Completed Operations)	\$2,000,000	\$1,268.22	
LIABILITY AND MEDICAL EXPENSE	\$1,000,000	Included	
Personal Injury	Included	Included	
TERRORISM - CERTIFIED ACTS		\$13.82	
<b>BUSINESSOWNERS LIABILITY PLUS</b>		\$114.14	
Fire, Lightning, Explosion, Smoke, And Water Damage Legal Liability	\$300,000	Included	
Hired Auto & Non-Owned Auto Liability	\$1,000,000	Included	
Medical Expenses - Per Person	\$10,000	Included	
Products - Completed Operations Aggregate	\$2,000,000	Included	
Blanket Additional Insured - Lessor of Leased Equipment	Included	Included	
Blanket Additional Insured - Managers or Lessors of Premises	Included	Included	
Blanket Waiver of Subrogation	Included	Included	
Broadened Knowledge of Occurrence	Included	Included	
Broadened Supplementary Payments Coverage	Included	Included	
Extended Watercraft Coverage	Included	Included	
Newly Formed or Acquired Organizations	Included	Included	
Personal Injury Extension Coverage	Included	Included	

Forms that apply to all locations:

54521 (07-12)	BP0002 (01-87)	BP0006 (01-87)	54961 (11-11)	BP0009 (01-87)
54679 (12-20)	54709 (04-10)	54098 (05-07)	54319 (04-20)	54867 (03-08)
54656 (08-91)	54088 (09-09)	64728 (02-14)	54920 (08-10)	64855 (04-20)
64866 (12-20)	54254 (04-02)	54621 (07-88)	54353 (10-08)	

OWNERS INS. CO.

Issued 02-05-2025

AGENCY THE BUCKNER COMPANY INC  
43-0026-00 MKT TERR 076Company  
Bill

POLICY NUMBER

47-482-470-00  
57-57-UT-1611

INSURED TIME SQUARE CONDOMINIUMS

Term 11-30-2024 to 11-30-2025

**PREMIER PROPERTY PLUS COVERAGE PACKAGE DECLARATIONS**

The coverages and limits below apply separately to each location or sublocation that sustains a loss to covered property and is designated in the Declarations. No deductible applies to the below Property Plus Coverages unless indicated.

COVERAGE	LIMIT
ACCOUNTS RECEIVABLE	\$200,000
ARSON REWARD	\$7,500
BAILEES COVERAGE	\$15,000
	\$10,000 PER ITEM
BUILDING GLASS COVERAGE	SEE FORM
BUSINESS PERSONAL PROPERTY - EXPANDED COVERAGE	UP TO 1,000 FT
BUSINESS PERSONAL PROPERTY AT FAIRS OR EXHIBITIONS	\$5,000
BUSINESS PERSONAL PROPERTY AT NEWLY ACQUIRED PREMISES	\$500,000 FOR 90 DAYS
BUSINESS PERSONAL PROPERTY IN TRANSIT	\$100,000
BUSINESS PERSONAL PROPERTY OFF PREMISES	\$100,000
DEBRIS REMOVAL	\$100,000
ELECTRONIC EQUIPMENT	
UNSCHEDULED EQUIPMENT	\$100,000
ELECTRICAL DISTURBANCE (SEE FORM FOR DEDUCTIBLE)	\$100,000
MECHANICAL BREAKDOWN	\$100,000
BUSINESS INCOME AND EXTRA EXPENSE	\$100,000
MEDIA	\$100,000
TRANSPORTATION	\$100,000
EMPLOYEE DISHONESTY	\$50,000
FINE ARTS, COLLECTIBLES, AND MEMORABILIA	\$50,000
	\$10,000 PER ITEM
FIRE DEPARTMENT SERVICE CHARGE*	\$25,000
*NOT AVAILABLE IN AZ	
FIRE EXTINGUISHER AND FIRE SUPPRESSION SYSTEM RECHARGE	\$10,000
FORGERY AND ALTERATION	\$50,000
MONEY & SECURITIES INSIDE PREMISES	\$50,000
MONEY & SECURITIES OUTSIDE PREMISES	\$50,000
NEWLY ACQUIRED OR CONSTRUCTED PROPERTY	\$1,000,000 FOR 90 DAYS
OFF-PREMISES UTILITY SERVICE FAILURE	\$150,000
*BUSINESS INCOME/EXTRA EXPENSE LIMITED TO \$25,000 IN AL, NC, AND SC	
ORDINANCE OR LAW	
COVERAGE A, B AND C COMBINED	\$150,000
OUTDOOR PROPERTY	\$20,000
TREES, SHRUBS OR PLANTS	\$1,000 PER ITEM

OWNERS INS. CO.

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Company Bill POLICY NUMBER 47-482-470-00  
57-57-UT-1611

INSURED TIME SQUARE CONDOMINIUMS

Term 11-30-2024 to 11-30-2025

**PREMIER PROPERTY PLUS COVERAGE PACKAGE DECLARATIONS**

COVERAGE	LIMIT
OUTDOOR SIGNS	\$15,000
PERSONAL EFFECTS AND PROPERTY OF OTHERS	\$50,000
POLLUTANT CLEAN UP AND REMOVAL	\$100,000
REFRIGERATED PRODUCTS	\$25,000
REKEYING OF LOCKS	\$1,000
SALESPERSON'S SAMPLES	\$25,000
VALUABLE PAPERS AND RECORDS	\$150,000
WATER BACK-UP FROM SEWERS OR DRAINS	\$50,000

**LOCATION 0001**

Location: 1070 S Orem Blvd, Orem, UT 84058-6954

COVERAGE	DEDUCTIBLE	LIMIT	PREMIUM	CHANGE
COVERAGE PACKAGE: PROPERTY PLUS		See Property Plus Declarations	\$642.48	\$42.43 -
Tier: Premier				
TERRORISM - CERTIFIED ACTS SEE FORM(S) 54313, 59350, 59390				
Total Building Blanket Limit of Insurance		\$8,247,700		

Forms that apply to this location:

BP0102 (05-95) 54094 (11-19) 54238 (12-01) 54244 (05-07) 54313 (09-19)  
54604 (07-88) 54661 (08-91) 59350 (01-15) 64872 (07-21)

**LOCATION 0001 - BUILDING 0001**

COVERAGE	DEDUCTIBLE	LIMIT	PREMIUM	CHANGE
BUILDING - REPLACEMENT COST - BLANKET		\$2,163,300	\$1,882.76	\$117.82 -
Special Coverage Form Deductible	\$10,000	Included		
Windstorm or Hail Flat Deductible	\$10,000	Included		
Adjusted Value Factor 0.0020				
BUSINESS INCOME AND EXTRA EXPENSE		12 Months	Included	
LIMITATION OF COVERAGE FOR FUNGI, MOLD, DRY ROT, AND WET ROT		See Form	Included	
EQUIPMENT BREAKDOWN	\$10,000	See Form	\$268.95	\$17.77 -
COVERAGE PACKAGE: PROPERTY PLUS			Included	
Tier: Premier				

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Company POLICY NUMBER  
Bill 47-482-470-00  
57-57-UT-1611

INSURED TIME SQUARE CONDOMINIUMS

Term 11-30-2024 to 11-30-2025

Forms that apply to this building:

54990 (10-13)	54606 (01-90)	54499 (04-13)	54500 (04-13)	54069 (08-00)
54340 (04-13)	54743 (08-00)	54750 (08-00)	54073 (08-00)	54226 (08-00)
54752 (08-00)	54064 (08-00)	54072 (04-14)	54067 (08-00)	54708 (01-07)
54062 (08-00)	54060 (02-06)	54070 (02-05)	54745 (08-00)	54066 (08-00)
54065 (08-00)	54658 (04-07)	54749 (08-10)	54068 (08-00)	54063 (03-13)
54227 (08-00)	54341 (03-13)	54748 (08-00)	54228 (04-13)	54841 (03-17)

Occupied As: Condo

Secured Interested Parties: None

Rating Information

Occupancy: 12 Unit Condominium

Class Code: 65146

Program: Premier Condominium

Liability Rate Number: 00

Burglary Rate Group: 00

Construction: Frame, Non-Sprinklered

Protection Class: 04

Territory: 102 Utah County

Construction Year: 1993

**LOCATION 0001 - BUILDING 0002**

COVERAGE	DEDUCTIBLE	LIMIT	PREMIUM	CHANGE
BUILDING - REPLACEMENT COST - BLANKET		\$1,706,300	\$1,485.03	\$92.92 -
Special Coverage Form Deductible	\$10,000	Included		
Windstorm or Hail Flat Deductible	\$10,000	Included		
Adjusted Value Factor 0.0020				
BUSINESS INCOME AND EXTRA EXPENSE		12 Months	Included	
LIMITATION OF COVERAGE FOR FUNGI, MOLD, DRY ROT, AND WET ROT		See Form	Included	
EQUIPMENT BREAKDOWN	\$10,000	See Form	Included	
COVERAGE PACKAGE: PROPERTY PLUS			Included	
Tier: Premier				

Forms that apply to this building:

54990 (10-13)	54606 (01-90)	54499 (04-13)	54500 (04-13)	54069 (08-00)
54340 (04-13)	54743 (08-00)	54750 (08-00)	54073 (08-00)	54226 (08-00)
54752 (08-00)	54064 (08-00)	54072 (04-14)	54067 (08-00)	54708 (01-07)
54062 (08-00)	54060 (02-06)	54070 (02-05)	54745 (08-00)	54066 (08-00)
54065 (08-00)	54658 (04-07)	54749 (08-10)	54068 (08-00)	54063 (03-13)
54227 (08-00)	54341 (03-13)	54748 (08-00)	54228 (04-13)	54841 (03-17)

Occupied As: Building #2

Secured Interested Parties: None

Rating Information

Occupancy: 9 Unit Condominium

Class Code: 65146

Program: Premier Condominium

Liability Rate Number: 00

Burglary Rate Group: 00

Construction: Frame, Non-Sprinklered

Protection Class: 04

Territory: 102 Utah County

Construction Year: 1999

OWNERS INS. CO.

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43-0026-00 MKT TERR 076

Company POLICY NUMBER 47-482-470-00  
Bill 57-57-UT-1611

INSURED TIME SQUARE CONDOMINIUMS

Term 11-30-2024 to 11-30-2025

**LOCATION 0001 - BUILDING 0003**

COVERAGE	DEDUCTIBLE	LIMIT	PREMIUM	CHANGE
BUILDING - REPLACEMENT COST - BLANKET		\$2,028,900	\$1,765.79	\$110.49 -
Special Coverage Form Deductible	\$10,000	Included		
Windstorm or Hail Flat Deductible	\$10,000	Included		
Adjusted Value Factor 0.0020				
BUSINESS INCOME AND EXTRA EXPENSE		12 Months	Included	
LIMITATION OF COVERAGE FOR FUNGI, MOLD, DRY ROT, AND WET ROT		See Form	Included	
EQUIPMENT BREAKDOWN	\$10,000	See Form	Included	
COVERAGE PACKAGE: PROPERTY PLUS			Included	
Tier: Premier				

Forms that apply to this building:

54990 (10-13)	54606 (01-90)	54499 (04-13)	54500 (04-13)	54069 (08-00)
54340 (04-13)	54743 (08-00)	54750 (08-00)	54073 (08-00)	54226 (08-00)
54752 (08-00)	54064 (08-00)	54072 (04-14)	54067 (08-00)	54708 (01-07)
54062 (08-00)	54060 (02-06)	54070 (02-05)	54745 (08-00)	54066 (08-00)
54065 (08-00)	54658 (04-07)	54749 (08-10)	54068 (08-00)	54063 (03-13)
54227 (08-00)	54341 (03-13)	54748 (08-00)	54228 (04-13)	54841 (03-17)

**Occupied As:** Building #3

**Secured Interested Parties:** None

**Rating Information**

Occupancy: 10 Unit Condominium

Class Code: 65146

Program: Premier Condominium

Liability Rate Number: 00

Burglary Rate Group: 00

Construction: Frame, Non-Sprinklered

Protection Class: 04

Territory: 102 Utah County

Construction Year: 1993

**LOCATION 0001 - BUILDING 0004**

COVERAGE	DEDUCTIBLE	LIMIT	PREMIUM	CHANGE
BUILDING - REPLACEMENT COST - BLANKET		\$2,163,300	\$1,882.76	\$117.82 -
Special Coverage Form Deductible	\$10,000	Included		
Windstorm or Hail Flat Deductible	\$10,000	Included		
Adjusted Value Factor 0.0020				
BUSINESS INCOME AND EXTRA EXPENSE		12 Months	Included	
LIMITATION OF COVERAGE FOR FUNGI, MOLD, DRY ROT, AND WET ROT		See Form	Included	
EQUIPMENT BREAKDOWN	\$10,000	See Form	Included	
COVERAGE PACKAGE: PROPERTY PLUS			Included	
Tier: Premier				

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Company POLICY NUMBER  
Bill 47-482-470-00  
57-57-UT-1611

INSURED TIME SQUARE CONDOMINIUMS

Term 11-30-2024 to 11-30-2025

Forms that apply to this building:

54990 (10-13)	54606 (01-90)	54499 (04-13)	54500 (04-13)	54069 (08-00)
54340 (04-13)	54743 (08-00)	54750 (08-00)	54073 (08-00)	54226 (08-00)
54752 (08-00)	54064 (08-00)	54072 (04-14)	54067 (08-00)	54708 (01-07)
54062 (08-00)	54060 (02-06)	54070 (02-05)	54745 (08-00)	54066 (08-00)
54065 (08-00)	54658 (04-07)	54749 (08-10)	54068 (08-00)	54063 (03-13)
54227 (08-00)	54341 (03-13)	54748 (08-00)	54228 (04-13)	54841 (03-17)

Occupied As: Building #4

Secured Interested Parties: None

Rating Information

Occupancy: 12 Unit Condominium

Class Code: 65146

Program: Premier Condominium

Liability Rate Number: 00

Burglary Rate Group: 00

Construction: Frame, Non-Sprinklered

Protection Class: 04

Territory: 102 Utah County

Construction Year: 1993

**LOCATION 0001 - BUILDING 0005**

COVERAGE	DEDUCTIBLE	LIMIT	PREMIUM	CHANGE
BUILDING - REPLACEMENT COST - BLANKET		\$185,900	\$251.35	\$41.13 -
Special Coverage Form Deductible	\$10,000	Included		
Windstorm or Hail Flat Deductible	\$10,000	Included		
Adjusted Value Factor 0.0020				
BUSINESS INCOME AND EXTRA EXPENSE		12 Months	Included	
LIMITATION OF COVERAGE FOR FUNGI, MOLD, DRY ROT, AND WET ROT		See Form	Included	
EQUIPMENT BREAKDOWN	\$10,000	See Form	Included	
COVERAGE PACKAGE: PROPERTY PLUS			Included	
Tier: Premier				

Forms that apply to this building:

54990 (10-13)	54606 (01-90)	54499 (04-13)	54500 (04-13)	54069 (08-00)
54340 (04-13)	54743 (08-00)	54750 (08-00)	54073 (08-00)	54226 (08-00)
54752 (08-00)	54064 (08-00)	54072 (04-14)	54067 (08-00)	54708 (01-07)
54062 (08-00)	54060 (02-06)	54070 (02-05)	54745 (08-00)	54066 (08-00)
54065 (08-00)	54658 (04-07)	54749 (08-10)	54068 (08-00)	54063 (03-13)
54227 (08-00)	54341 (03-13)	54748 (08-00)	54228 (04-13)	54841 (03-17)

Occupied As: CARPORTS

Secured Interested Parties: None

Rating Information

Occupancy: Special Structures

Class Code: 65157

Program: Premier Condominium

Liability Rate Number: 00

Burglary Rate Group: 00

Construction: Frame, Non-Sprinklered

Protection Class: 04

Territory: 102 Utah County

Construction Year: 1993



OWNERS INS. CO.

Issued 02-05-2025

AGENCY THE BUCKNER COMPANY INC  
43-0026-00 MKT TERR 076

Company  
Bill

**POLICY NUMBER**

**47-482-470-00**  
57-57-UT-1611

INSURED TIME SQUARE CONDOMINIUMS

Term 11-30-2024 to 11-30-2025

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	<b>TERM</b>	<b>CHANGE</b>
TOTAL POLICY PREMIUM	\$9,657.09	\$545.78- Return

Paid In Full does not apply to fixed fees, statutory charges, or minimum premium.

Merit Rating Discount of 10% Applies