

RESIDENTIAL MAINTENANCE BOND

Bond No. 800140610

KNOWN ALL MEN BY THESE PRESENTS, That we, Ashton Orlando Residential, LLC, as Principal, and Atlantic Specialty Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of New York and duly licensed to conduct surety business in the State of Florida, as Surety, are held and firmly bound unto Polk County, a political subdivision of the State of Florida, as Obligee, in the sum of Two Hundred Forty One Thousand Nine Hundred Seventy One* (\$ 241,971.08) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

WHEREAS, Polk County's Land Development Code (hereinafter "LDC") is by reference incorporated into and made part of this Maintenance Bond (hereinafter "Bond"); and

WHEREAS, the Principal has constructed the improvements described in the Engineer's Cost Estimate, attached hereto as Exhibit "A" and incorporated into and made part of this Bond (hereinafter "Improvements"), in the The Glen at West Haven subdivision, in accordance with the drawings, plans, specifications, and other data and information (hereinafter "Plans") filed with Polk County's Land Development Division, which Plans are by reference incorporated into and made part of this Bond; and

WHEREAS, the Principal wishes to dedicate the Improvements to the public; and

WHEREAS, the LDC requires as a condition of acceptance of the Improvements that the Principal provide to the Obligee a bond warranting the Improvements for a definite period of time following the Obligee's final acceptance of said Improvements.

NOW, THEREFORE, the conditions of this Bond are such that:

1. If the Principal shall warrant and indemnify for a period of One (1) year(s) following the date of the Obligee's acceptance of the Improvements (the "Warranty Period") in the approved platted subdivision known as The Glen at West Haven, against all loss that Obligee may sustain resulting from defects in construction, design, or materials; and
2. If the Principal shall correct within the Warranty Period any failure, deterioration, or damage existing in the Improvements so that the Improvements thereafter comply with the technical specifications contained in the LDC;

Then upon approval by the Obligee this Bond shall be void, otherwise to remain in full force and effect.

* and 08/100

Initials _____

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3. All notices, demands, and correspondence with respect to this Bond shall be in writing and addressed to:

The Surety at:

Atlantic Specialty Insurance Company
605 Highway 169 North
Suite 800
Plymouth, MN 55441

The Principal at:

Ashton Orlando Residential, LLC
1064 Greenwood Blvd., Ste. 124
Lake Mary, FL 32746

The Obligee at:

Polk County, Land Development Division
330 West Church Street
PO Box 9005 – Drawer GM03
Bartow, FL 33831-9005

[Signatures appear on the next page]

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 7th day of June, 2022.

Christina M. Lee
Witness

CHRISTINA M. LEE

Printed Name

[Signature]
Witness

Bob Willets
Printed Name

Diane M. Rubright
Witness

Diane M. Rubright

Printed Name

Alexa Costello
Witness

Alexa Costello

Printed Name

PRINCIPAL:

Ashton Orlando Residential, LLC

Name of Corporation

By: [Signature]

Jack Trayner
Printed Name

Title: **Authorized Representative**
(SEAL)

SURETY:

Atlantic Specialty Insurance Company

Name of Corporation

By: [Signature]

Stephen Kazmer

Printed Name

Title: Attorney-in-Fact
(SEAL)

(Attach power of attorney)





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Kelly A. Gardner, Jennifer J. Mc Comb, James Moore, Stephen Kazmer, Dawn L. Morgan, Melissa A. Schmidt, Amy Wickett**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

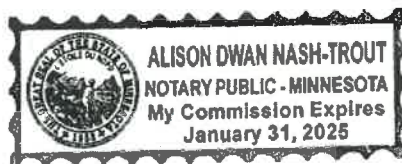
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 7th day of June, 2022.

This Power of Attorney expires
January 31, 2025



Kara Barrow, Secretary

State of Illinois}

} SS.

County of DuPage. }

On June 7, 2022, before me, Diane M. Rubright, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, Stephen Kazmer, known to me to be Attorney-in-Fact of Atlantic Specialty Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2023

Diane M. Rubright
Diane M. Rubright, Notary Public

Commission No. 817036

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June, 2022 by Jack Traynor as Authorized Representative of Ashton Orlando Residential, L.L.C., a Nevada limited liability company, on behalf of the company, who is personally known to me, or who has produced _____ as identification.

Christina M. Lee

Notary Public

My Commission expires: _____



P.O. Box 420639, Kissimmee, FL 34742-0639 • 407-957-3308 • Fax 407-957-1019

TO: Polk County

FROM: James F. Askey, P.E.

DATE: February 24, 2022

SUBJECT: The Glen at West Haven – Maintenance Guarantee
Project No. 57232

ENGINEER CERTIFICATION OF COST
THE GLEN AT WEST HAVEN
POLK COUNTY MAINTENANCE GUARANTEE
GENERAL CONDITIONS

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
24	AC	SEED & MULCH	1,080.00	\$25,920.00
30,866	SY	BAHIA SOD	2.50	\$77,165.00
6,126	SY	BACK OF LOT SOD	2.50	\$15,315.00
10,042	SF	RETAINING WALL	22.50	\$225,945.00
1,230	LF	ALUMINUM RAILING	50.30	\$61,869.00
SUB-TOTAL				\$406,214.00

STORM SEWER

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
944	LF	18" RCP	34.58	\$32,643.52
900	LF	24" RCP	49.14	\$44,226.00
659	LF	30" RCP	64.97	\$42,815.23
1,844	LF	36" RCP	90.03	\$166,015.32
524	LF	42" RCP	112.39	\$58,892.36
130	LF	19" X 30" ERCP	67.03	\$8,713.90
1	EA	36" MES	2,521.02	\$2,521.02
1	EA	42" MES	3,112.55	\$3,112.55
15	EA	P-5 CURB INLET	3,941.64	\$59,124.60
15	EA	P-6 CURB INLET	4,627.83	\$69,417.45
12	EA	MANHOLE	2,111.92	\$25,343.04
1	EA	OVERFLOW WEIR (EARTHEN)	1,852.56	\$1,852.56
SUB-TOTAL				\$514,677.55

SANITARY SEWER

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
1,905	LF	8" PVC 0'-6'	17.25	\$32,861.25
988	LF	8" PVC 6'-8'	22.01	\$21,745.88
144	LF	8" PVC 8'-10'	28.63	\$4,122.72
658	LF	8" PVC 10'-12'	29.80	\$19,608.40
312	LF	8" PVC 12'-14'	36.99	\$11,540.88
13	EA	MANHOLE 0'-6'	3,427.72	\$44,560.36
1	EA	MANHOLE 6'-8'	4,290.26	\$4,290.26
2	EA	MANHOLE 8'-10'	4,834.09	\$9,668.18
3	EA	MANHOLE 10'-12'	5,413.94	\$16,241.82
1	EA	MANHOLE 12'-14'	5,965.19	\$5,965.19
32	EA	SINGLE SERVICES	904.56	\$28,945.92
50	EA	DOUBLE SERVICES	1,090.73	\$54,536.50
SUB-TOTAL				\$254,087.36

WATER DISTRIBUTION SYSTEM

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
4,600	LF	8" PVC WATER MAIN	18.91	\$86,986.00
12	EA	8" GATE VALVE	1,550.77	\$18,609.24
5	EA	FIRE HYDRANT ASSEMBLY	5,044.64	\$25,223.20
12	EA	SINGLE SERVICES	482.51	\$5,790.12
60	EA	DOUBLE SERVICES	976.85	\$58,611.00
1	LS	FITTINGS	32,118.65	\$32,118.65
SUB-TOTAL				\$227,338.21

RECLAIMED DISTRIBUTION SYSTEM

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
4,590	LF	6" PVC RECLAIM WATER MAIN	14.82	\$68,023.80
123	LF	8" PVC RECLAIM WATER MAIN	20.14	\$2,477.22
11	EA	6" GATE VALVE	1,159.15	\$12,750.65
17	EA	SINGLE SERVICES	478.66	\$8,137.22
58	EA	DOUBLE SERVICES	975.57	\$56,583.06
1	LS	FITTINGS	25,904.10	\$25,904.10
SUB-TOTAL				\$173,876.05

ONSITE IMPROVEMENTS / PAVEMENT

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
10,544	SY	1.5" SP 9.5 ASPHALT	9.00	\$94,896.00
10,544	SY	6" CRUSHED CONCRETE BASE	12.32	\$129,902.08
552	SY	8" CRUSHED CONCRETE BASE	18.95	\$10,460.40
11,096	SY	12" STABILIZED SUBGRADE	3.63	\$40,278.48
4,073	SY	STABILIZED CURB PAD	3.63	\$14,784.99
8,590	LF	MIAMI CURB	13.50	\$115,965.00
343	LF	TYPE 'F' CURB	16.50	\$5,659.50
8	EA	ADA HANDICAP RAMPS	960.00	\$7,680.00
5,000	LF	5' SIDEWALK (COMMON AREAS)	4.50	\$22,500.00
1	LS	SIGNAGE & STRIPING	5,400.00	\$5,400.00
SUB-TOTAL				\$447,526.45

BUCKINGHAM DRIVE IMPROVEMENTS / PAVEMENT

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
2,974	SY	2" SP 9.5 ASPHALT (2 LIFTS)	13.20	\$39,256.80
2,974	SY	8" CRUSHED CONCRETE BASE	15.83	\$47,078.42
2,974	SY	12" STABILIZED SUBGRADE	3.63	\$10,795.62
1,654	SY	STABILIZED CURB PAD	3.63	\$6,004.02
2,465	LF	TYPE 'A' MEDIAN CURB	16.50	\$40,672.50
1,855	LF	TYPE 'F' CURB	16.50	\$30,607.50
6,557	SF	5' SIDEWALK (COMMON AREAS)	4.50	\$29,506.50
4,100	SY	BAHIA SOD	2.50	\$10,250.00
3	EA	ADA HANDICAP RAMPS	960.00	\$2,880.00
1	LS	SIGNAGE & STRIPING	6,960.00	\$6,960.00
SUB-TOTAL				\$224,011.36

CHAMPIONS GATE BLVD. IMPROVEMENTS / PAVEMENT

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
2,768	SY	2" SP 9.5 ASPHALT (2 LIFTS)	13.20	\$36,537.60
2,768	SY	8" CRUSHED CONCRETE BASE	15.83	\$43,817.44
2,768	SY	12" STABILIZED SUBGRADE	3.63	\$10,047.84
743	SY	STABILIZED CURB PAD	3.63	\$2,697.09
1,670	LF	TYPE 'F' CURB	16.50	\$27,555.00
6,526	SF	8' SIDEWALK (COMMON AREAS)	4.80	\$31,324.80
4,400	SY	BAHIA SOD	2.50	\$11,000.00
1	LS	SIGNAGE & STRIPING	9,000.00	\$9,000.00
SUB-TOTAL				\$171,979.77

SUMMARY:

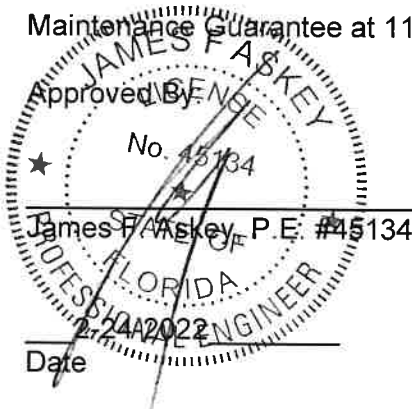
GENERAL CONDITIONS	\$406,214.00
STORM SEWER	\$514,677.55
SANITARY SEWER	\$254,087.36
WATER DISTRIBUTION SYSTEM	\$227,338.21
RECLAIMED DISTRIBUTION SYSTEM	\$173,876.05
ONSITE IMPROVEMENTS / PAVEMENT	\$447,526.45
BUCKINGHAM DRIVE IMPROVEMENTS / PAVEMENT	\$224,011.36
CHAMPIONS GATE BLVD. IMPROVEMENTS / PAVEMENT	\$171,979.77
TOTAL:	\$2,419,710.75

Maintenance Guarantee at 10% **\$241,971.08**

I certify that the remaining cost of improvements is approximately \$2,419,710.75

Maintenance Guarantee at 110% is **\$241,971.08**

Approved By _____
James F. Askey, P.E. #45134
Date 2/24/2022





LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Chrissy Irons, Project Coordinator

From: Jamie Lewis, Inspector

Project Name: The Glen at West Haven

Project #: LDRES-2019-69

PCUMD Project # 2007-11-20-0

DATE: 7/18/2022

The Inspector of Record has made a final review of the above mentioned project. As a result of inspections, test results, and general site observations, I certify that the project is complete and represents reasonable compliance with the intent of the plans designed by the Engineer of Record and approved by the Polk County Land Development Division. The exact field locations and elevations of the storm water, potable water, wastewater, and reclaimed water systems are not guaranteed nor certified by the inspector.

It is the Contractor and Engineer of Record's responsibility to furnish the Polk County Land Development Division with Record Drawings and other final closeout documentation, as required by the Land Development Code and the Utility Standards and Specifications Manual, for final review and approval of the completed project before release of C.O.'s.

Should you have any further questions in the matter, please call (863) 534-6449.