



WARRANTY INSPECTION FORM

Subdivision Name: Preservation Pointe Phase 3 – LDSUR-2021-23	
Road Name:	
Engineering Firm / Engineer of Record: Michael Flora, P.E. – Sloan Engineering	
Contractor:	
Roadway Items	Condition / Remarks
A. Asphalt	
B. Shoulders:	
C. Curbs:	
D. Inlets:	
E. Metered Ends:	
F. Swales:	
G. Sidewalks:	
H. Landscaping:	
Drainage Items	Condition / Remarks
A. Retention Ponds:	
B. Drainage	
C. Perimeter Swales:	
Utility Items:	Condition / Remarks
A. Amount Security: \$105,265.14	
B. Potable Water: Based on field inspections it appears the potable water system is functioning per design. No deficiencies identified.	
C. Wastewater System:	
Inspector: Tim Bearden	
Date: 2/23/2024	

RESIDENTIAL MAINTENANCE BOND

Bond No. LICX1165867

KNOWN ALL MEN BY THESE PRESENTS, That we, Hanover Preserve Point, LLC, as Principal, and Lexon Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of TX 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 One Hundred Five Thousand Two Hundred Sixty Five and 14/100 U.S. (\$105,265.14) 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 Preservation Pointe Phase 3 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 Preservation Pointe Phase 3, 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.

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

The Surety at:

Lexon Insurance Company
12890 Lebanon Road
Mount Juliet, TN 37122

The Principal at:

Hanover Preserve Point, LLC
605 Commonwealth Avenue
Orlando, FL 32803

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 29th day of July, 2021.

[Signature]
Witness

ANDRES ARVELO
Printed Name

[Signature]
Witness

SCOTT HOOPES
Printed Name

[Signature]
Witness

STEVEN SCHUMACHER
Printed Name

[Signature]
Witness

JENNIFER LAI
Printed Name

PRINCIPAL:

HANOVER PRESERVE POINT, LLC
Name of Corporation

By: [Signature]

STEPHEN OROSZ
Printed Name

Title:
(SEAL)

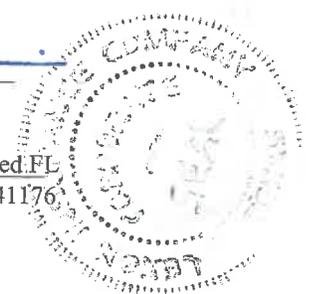
SURETY:

LEXON INSURANCE COMPANY
Name of Corporation

By: [Signature]

DAVID B. SHICK, ATTORNEY-IN-FACT & LICENSED FL
Printed Name Resident Agent #A241176

Title:
(SEAL)



(Attach power of attorney)

POWER OF ATTORNEY

10644

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its statutory home office in Austin, Texas, does hereby constitute and appoint: David B. Shick, Brandy Baich its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$5,000,000.00, Five Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 22nd day of June, 2018.

LEXON INSURANCE COMPANY



BY [Signature] Brian Beggs President

ACKNOWLEDGEMENT

On this 22nd day of June, 2018, before me, personally came Brian Beggs to me known, who be duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR Notary Public- State of Tennessee Davidson County My Commission Expires 5-9-2023

BY [Signature] Amy Taylor Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 29th Day of July, 2021



BY [Signature] Andrew Smith Assistant Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."