

POLK COUNTY LAND DEVELOPMENT
330 W. CHURCH ST., BAROW, FL 33830
P.O.B. 9005, DRAWER GM 03
BARTOW, FL. 33831-9005
PHONE: (863) 534-6792 FAX: (863) 534-5908



WARRANTY INSPECTION FORM

Subdivision Name: Aston Pointe (aka Neo at Four Corners) –
LDSUR-2025-4

Road Name:

Engineering Firm / Engineer of Record: David A. Reid, P.E. – Madden, Moorhead & Stokes
Contractor:

Roadway Items

Condition / Remarks

A. Asphalt

B. Shoulders:

C. Curbs:

D. Inlets:

E. Mitered 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: \$21,370.92

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: 4/2/2026

RESIDENTIAL MAINTENANCE BOND Bond No. CIC1934047

KNOWN ALL MEN BY THESE PRESENTS, That we, Aston Park MF, LLC, as Principal, and Capitol Indemnity Corporation, a corporation organized and doing business under and by virtue of the laws of the State of Nebraska and duly licensed to conduct surety business in the State of Florida, as Surety ("Principal" and "Surety" collectively the "Obligors"), are held and firmly bound unto Polk County, a political subdivision of the State of Florida, as Obligee, in the sum of Twenty One Thousand Three Hundred Seventy and 92/100 (\$21,370.92) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, 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 Aston Pointe 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; and

WHEREAS, this Bond shall commence upon the date of the Obligee's acceptance of the Improvements (the "Bond Commencement Date").

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 Bond Commencement Date (the "Warranty Period") against all loss that Obligee may sustain resulting from defects in construction, design, workmanship and materials (the "Defect") of the Improvements; and
2. If the Principal shall correct all Defects to the Improvements that are discovered during the Warranty Period;

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

3. The Obligee, its authorized agent or officer, shall notify the Principal and Surety in writing

of any Defect and shall specify in the notice a reasonable period of time for the Principal to correct the Defect. The Surety unconditionally covenants and agrees that if the Principal fails to correct the Defect within the time specified, the Surety shall forthwith correct the Defect and pay the cost thereof, including without limitation, engineering, legal, and contingent costs.

4. Should the Surety fail or refuse to perform any of its obligations pursuant to this Bond, the Obligee shall have the right to resort to any and all legal remedies against the Principal and Surety, or either, both at law and in equity including specific performance, to which the Principal and Surety unconditionally agree. In such case, the Obligors agree to pay all costs incurred by the Obligee, including attorney's fees and costs, and venue shall be in the courts of Polk County, Florida or in the United States District Court, Middle District of Florida, located in Hillsborough County, Florida.
5. All notices, demands, and correspondence with respect to this Bond shall be in writing and deemed effective on the date of certified mailing addressed to the following, notwithstanding any changes to the addresses listed below:

The Surety at:
Capitol Indemnity Corporation
1600 Aspen Commons, Suite 300
Middleton, WI 53562

The Principal at:
Aston Park MF, LLC
5200 Vineland Road Suite 200
Orlando FL 32801

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

This Bond commences on the Bond Commencement Date and shall remain in full force and effect until the correction of all Defects for which timely notice has been provided to the Principal and Surety, even if the time required to correct such Defect exceeds the Warranty Period. This Bond shall be released by the Obligee if all the Conditions of this Bond remain satisfied at the end of the Warranty Period.

CAPITOL INDEMNITY CORPORATION
POWER OF ATTORNEY

CIC1934047

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

-----LOUIS A. COLAGROSSI; KRISTINE M. HEINRICH; KIMBERLY ANN ALBERT; NICOLE GREEN-----
-----MARIE LOLA NEELY; STEPHANIE NAPIER; AMY L. CATON; LORI A. PROCH-----

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

----- ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED: \$20,000,000.00-----

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

“RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer
Todd Burrick
Chief Underwriting Officer

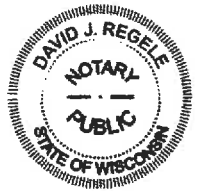


CAPITOL INDEMNITY CORPORATION

Adam L. Sills
Chief Executive Officer and President

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 16th day of January, 2025



Suzanne M. Broadbent
Secretary



OFFICE OF INSURANCE REGULATION

DAVID ALTMAIER
COMMISSIONER

FINANCIAL SERVICES
COMMISSION

RICK SCOTT
GOVERNOR

JEFF ATWATER
CHIEF FINANCIAL OFFICER

PAM BONDI
ATTORNEY GENERAL

ADAM PUTNAM
COMMISSIONER OF
AGRICULTURE

SENT BY ELECTRONIC TRANSMISSION: mwilhelm@capspecialty.com

July 7, 2016

Ms. Melanie Wilhelm
CapSpecialty
115 Glastonbury Blvd., Suite 102
Glastonbury, CT 06033

Re: **Capitol Indemnity Corporation ("Applicant")**
UCAA Corporate Amendments Application to Add a Line of Business
Application: 937602

Dear Ms. Wilhelm:

This is to acknowledge that the Florida Office of Insurance Regulation ("Office") has added the **(0110) Medical Malpractice** line of insurance to Applicant's Certificate of Authority, effective July 7, 2016.

Applicant is now authorized to write/reinsure the above-referenced line of insurance, but may not be allowed to write in the line in Florida until such time as forms/rules have been approved in writing by the Office's Product Review Section. A new Certificate of Compliance will be sent to your office through regular mail. You may contact our office at (850) 413-5246 if you have questions concerning this approval.

Sincerely,

Corey Hubbard
Financial Specialist

cc: Alison Sterett
Jeff Rainey
Robert Ridenour
Patty Spudeck
Anna Traxler

...

COREY HUBBARD • FINANCIAL SPECIALIST
200 EAST GAINES STREET • TALLAHASSEE, FLORIDA 32399-0329 • (850) 413-5246 • FAX (850) 488-2935
WEBSITE: WWW.FLOR.COM • EMAIL: COREY.HUBBARD@FLOR.COM

Affirmative Action / Equal Opportunity Employer

Rodney Smith

CAPITOL INDEMNITY CORPORATION
BALANCE SHEET
December 31, 2023

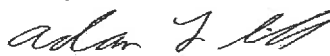
Admitted Assets

Cash and invested assets:	
Bonds	\$ 5,154,164
Common stocks	114,118,774
Cash, cash equivalents and short-term investments	484,402,361
Total cash and invested assets	<u>603,675,299</u>
Investment income due and accrued	29,140
Uncollected premiums and agents' balances in course of collection	35,768,377
Deferred premiums, agents' balances and installments booked but deferred and not yet due	4,151,829
Amounts recoverable from reinsurers	13,677,120
Other amounts receivable under reinsurance contracts	255,755
Current federal and foreign income tax recoverable and interest thereon	681,079
Net deferred tax asset	11,334,733
Electronic data processing equipment and software	481,282
Receivables from parent, subsidiaries and affiliates	16,209,560
Other admitted assets	154,230
Total admitted assets	<u>\$ 686,418,404</u>

Liabilities and Surplus as Regards Policyholders

Liabilities:	
Losses	\$ 218,838,518
Reinsurance payable on paid losses and loss adjustment expenses	48,049,022
Loss adjustment expenses	38,485,753
Commissions payable, contingent commissions and other similar charges	957,246
Other expenses (excluding taxes, licenses and fees)	10,040,848
Taxes, licenses and fees (excluding federal and foreign income taxes)	31,750
Unearned premiums	81,594,127
Advance premium	20,323
Ceded reinsurance premiums payable (net of ceding commissions)	(11,517,144)
Amounts withheld or retained by company for account of others	8,584,213
Payable to parent, subsidiaries and affiliates	13,701,009
Other liabilities	758,376
Total liabilities	<u>409,544,041</u>
Surplus as regards policyholders:	
Common capital stock	4,201,416
Gross paid in and contributed surplus	103,923,753
Unassigned funds (surplus)	168,749,194
Surplus as regards policyholders	<u>276,874,363</u>
Total liabilities and capital and surplus	<u>\$ 686,418,404</u>

I, Adam L. Sills, CEO and President of Capitol Indemnity Corporation do hereby certify that to the best of my knowledge and belief, the foregoing is a full and true statutory Statement of Admitted Assets and Liabilities, Capital and Surplus of the Operation at December 31, 2023, prepared in conformity with the accounting practices prescribed by the Insurance Department of the State of Wisconsin. IN WITNESS WHEREOF, I have set my hand and affixed the seal of the Corporation at Middleton, Wisconsin.



Adam L. Sills
CEO & President

