

**RESIDENTIAL MAINTENANCE BOND** Bond No. 800178970

KNOWN ALL MEN BY THESE PRESENTS, That we, Focus Homes, LLC of Florida, 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 ("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 Forty thousand, eight hundred twenty-four dollars and thirty cents (\$ 40,824.30 ) 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 Applewood Reserve 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:**

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

**The Principal at:**

Focus Homes, LLC of Florida  
4033 W. 1st Street  
Sanford, FL 32771

**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.

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 17th day of February, 2026.

[Signature]  
Witness

Daisy Landes  
Printed Name

[Signature]  
Witness

Chris Torres  
Printed Name

[Signature]  
Witness

Darrin Bachy  
Printed Name

[Signature]  
Witness

Chris Torres  
Printed Name

PRINCIPAL:

Focus Homes, LLC of Florida  
Name of Corporation

By: [Signature]  
Peter McConaghey

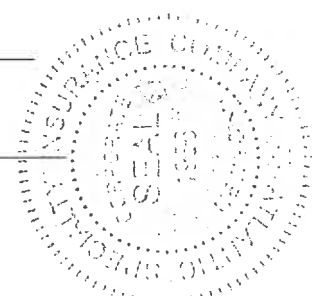
Peter McConaghey  
Printed Name  
Title: Authorized Representative  
(SEAL)

SURETY:

Atlantic Specialty Insurance Company  
Name of Corporation

By: [Signature]

Karen Bachy  
Printed Name  
Title: Attorney-in-Fact  
(SEAL)



(Attach power of attorney)



Power of Attorney

Focus Homes, LLC of Florida
Polk County, Land Development Division

Surety Bond No: 800178970

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: Karen Bachy, each individually if there be more than one named, its true and lawful Attorney-in-Fact...

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...

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...

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...

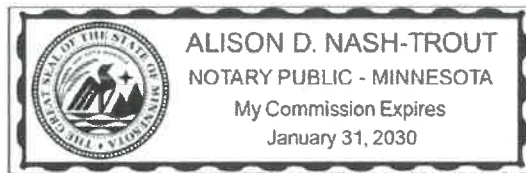
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



By [Signature] Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

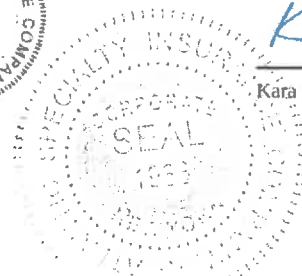
On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument...



[Signature] 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 17th day of February, 2026.



[Signature] Kara L.B. Barrow, Secretary

This Power of Attorney expires January 31, 2030

# TAMPA CIVIL DESIGN

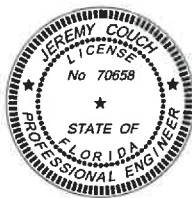
17937 HUNTING BOW CIR. S-102 LUTZ FL 33558

P:813.920.2005

## Engineers Estimate

<b>Project Name:</b>	Applewood Reserve	<b>Project Number</b>	LDRES-2021-89
<b>Date</b>	1/22/2026		
<b>Estimate For:</b>	Polk County ROW Warranty Bond		

No.	Description	Qty	Unit	Unit Cost	Total Cost
<b>IB</b>	<b>ROAD CONSTRUCTION</b>				
1.	1.5" Type SP-12.5 Asphalt	2200	SY	\$ 18.10	\$ 39,820.00
3.	1.5" Type SP-12.5 Structural Course	2200	SY	\$ 18.10	\$ 39,820.00
4.	1' Mill & Overlay	3500	LF	\$ 27.00	\$ 94,500.00
	8" Crushed Concrete (LBR 150)	2200	SY	\$ 21.00	\$ 46,200.00
	12" Stabilized Subgrade (Type B LBR 40)	2200	SY	\$ 14.50	\$ 31,900.00
	Connect to Existing Pavement	1	LS	\$ 475.00	\$ 475.00
	6" Thick Contractor Sidewalk (5' wide)	230	SY	\$ 10.00	\$ 2,300.00
	Sod (ditch and sidewalk)	5310	SY	\$ 4.50	\$ 23,895.00
	Signage & Striping	1	LS	\$ 23,673.00	\$ 23,673.00
5.	Maintenance of Traffic	1	LS	\$ 53,000.00	\$ 53,000.00
6.	15" RCP	388	LF	\$ 70.00	\$ 27,160.00
7.	Type C Grate Inlet	3	EA	\$ 8,500.00	\$ 25,500.00
				<b>ROAD CONSTRUCTION</b>	<b>\$ 408,243.00</b>
	<b>PROJECT TOTAL</b>				<b>\$ 408,243.00</b>
	<b>BOND TOTAL - .10%</b>				<b>\$40,824.30</b>



Jeremy Couch, P.E.  
State of Florida, Professional Engineer,  
License No: 70658

This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.

Signature must be verified on any electronic copies.



Digitally signed by Jeremy Couch  
DN: CN=Jeremy Couch,  
dnQualifier=A01410D0000019A5EE7E95C0015173D,  
O=Unaffiliated C=US  
Date: 2026.01.22 09:46:13-05'00'



330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005

PHONE: 863-534-6792  
FAX: 863-534-6407  
[www.polk-county.net](http://www.polk-county.net)

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**LAND DEVELOPMENT DIVISION**

MEMORANDUM

**To:** Chrissy Irons, Development Coordinator II

**From:** Shaun Bridges, Inspector

**Project Name:** Applewood Reserve

**Project #:** LDRES-2021-89

**DATE:** 2/26/2026

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.