

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: Preservation Pointe Phase 4 – LDSUR-2021-89

Road Name:

Engineering Firm / Engineer of Record: Michael O. Flora, P.E. – Sloan Engineering Group, Inc.

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: \$184,748.31

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: 5/31/2024

## RESIDENTIAL MAINTENANCE BOND

Bond No. CIC1919492

KNOWN ALL MEN BY THESE PRESENTS, That we, **Hanover Preserve Point, LLC**, **605 Commonwealth Avenue, Orlando, FL 32803**, as Principal, and **Capitol Indemnity Corporation**, **P.O. Box 5900, Madison, WI 53705 (608) 829-4200**, **(407) 988-1404**, a corporation organized and doing business under and by virtue of the laws of the State of Wisconsin 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 Eighty Four Thousand Seven Hundred Forty Eight and 31/100 (\$ 184,748.31 ) 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 4 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 4, 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:**

**Capitol Indemnity Corporation  
P.O. Box 5900  
Madison, WI 53705**

**The Principal at:**

**Hanover Preserve Point, LLC  
605 Commonwealth Avenue  
Orlando, Florida 32083**

**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 April, 2022.

[Signature]  
Witness

ANDRES Arvel  
Printed Name

[Signature]  
Witness

Ben Snyder  
Printed Name

PRINCIPAL:

Hanover Preserve Point, LLC  
Name of Corporation

By: [Signature]

Stephen Orosz  
Printed Name  
Title: Vice President  
(SEAL)

[Signature]  
Witness

Anita Waters  
Printed Name

[Signature]  
Witness

Cory Broadway  
Printed Name

SURETY:

Capitol Indemnity Corporation  
Name of Corporation

By: [Signature]

William J. Palmer  
Printed Name  
Title: Attorney-In-Fact, Florida Resident Agent  
(SEAL)

(Attach power of attorney)



**CAPITOL INDEMNITY CORPORATION  
POWER OF ATTORNEY**

CIC1919492

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

-----**WILLIAM J. PALMER**-----

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.

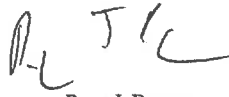
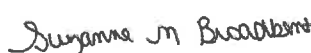
**"RESOLVED**, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, 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.

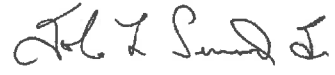
**IN WITNESS WHEREOF**, the **CAPITOL INDEMNITY CORPORATION** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of January, 2020.

Attest:

  
Ryan J. Byrnes  
Senior Vice President,  
Chief Financial Officer and Treasurer  
  
Suzanne M. Broadbent  
Assistant Secretary

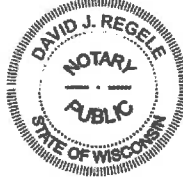


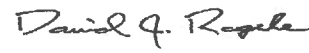
**CAPITOL INDEMNITY CORPORATION**

  
John L. Sennott, Jr.  
Chief Executive Officer and President

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

On the 1st day of January, 2020 before me personally came John L. Sennott, Jr., to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; 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 }  
COUNTY OF DANE } S.S.:

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 29th day of April, 2022



  
Andrew B. Diaz-Matos  
Senior Vice President, General Counsel and Secretary

THIS DOCUMENT HAS BEEN GENERATED FOR A SPECIFIC BOND. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL 800-475-4450.

CIC-ePOA-M (Rev. 01-2020)

**SURETY BOND SEAL AND SIGNATURE ADDENDUM  
PLATTE RIVER INSURANCE COMPANY – CAPITOL INDEMNITY CORPORATION**

Due to logistical issues associated with the use of raised seals and wet signatures during the COVID-19 pandemic, CapSpecialty and its writing companies Platte River Insurance Company and Capitol Indemnity Corporation have authorized their Attorneys-in-Fact to affix Platte River Insurance Company and/or Capitol Indemnity Corporation's electronic corporate seal and electronic Attorney-In-Fact signatures to any bond executed on behalf of Platte River Insurance Company and/or Capitol Indemnity Corporation by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of Platte River Insurance Company and/or Capitol Indemnity Corporation by their Attorney-in-Fact, Platte River Insurance Company and/or Capitol Indemnity Corporation hereby agree that the seals below shall be deemed affixed to said bond to the same extent as if their raised corporate seal was physically affixed to the face of the bond. Additionally, Platte River Insurance Company and/or Capitol Indemnity Corporation authorize their Attorney-In-Fact to use electronic signatures to the same extent as if a wet signature was physically affixed to the face of the bond.

Dated this 20th day of March, 2020.

**Platte River Insurance Company and Capitol Indemnity Corporation**



By:   
John L. Sennott, Jr., Chief Executive Officer and President

IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF AN ELECTRONICALLY SEALED AND/OR SIGNED BOND, PLEASE CALL 860-494-4914 OR EMAIL [SDRAKE@CAPSPECIALTY.COM](mailto:SDRAKE@CAPSPECIALTY.COM). PLEASE REFERENCE THE BOND NUMBER IN ANY CORRESPONDENCE.