

**RESIDENTIAL MAINTENANCE BOND** Bond No. 4476044

KNOWN ALL MEN BY THESE PRESENTS, That we, D.R. Horton, Inc., as Principal, and Markel Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of IL 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 Oblige, in the sum of Four Hundred Eleven Thousand Six Hundred Twenty Nine and 39/100 (\$ 411,629.39 ) 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 Danbury 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 Oblige a bond warranting the Improvements for a definite period of time following the Oblige's final acceptance of said Improvements; and

WHEREAS, this Bond shall commence upon the date of the Oblige'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 Oblige 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 Oblige this Bond shall be void, otherwise to remain in full force and effect.

3. The Oblige, 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 Oblige 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 Oblige, 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:**

Markel Insurance Company  
4521 Highwoods Parkway  
Glen Allen, VA 23060

**The Principal at:**

D.R. Horton, Inc.  
7835 Osceola Polk Line Road  
Davenport, FL 33896

**The Oblige 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 Oblige 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 6th day of September, 2024.

[Signature]  
Witness

TIFFANY A. PETTIGREW  
Printed Name

[Signature]  
Witness

Jonathan Cornwall  
Printed Name

[Signature]  
Witness

Jynell Whitehead  
Printed Name

[Signature]  
Witness

Bryan Caneschi  
Printed Name

PRINCIPAL:

D.R. Horton, Inc.  
Name of Corporation

By: [Signature]

Timothy P. Hultgren  
Printed Name  
Title: Vice-President  
(SEAL)

SURETY:

Markel Insurance Company  
Name of Corporation

By: [Signature]

Noah William Pierce  
Printed Name  
Title: Attorney-In-Fact  
(SEAL)



(Attach power of attorney★)

# JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Noah William Pierce, Kyle Williams

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

**In Unlimited Amounts**

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 21st day of August, 2024.

SureTec Insurance Company

By:

Michael C. Keimig, President



Markel Insurance Company

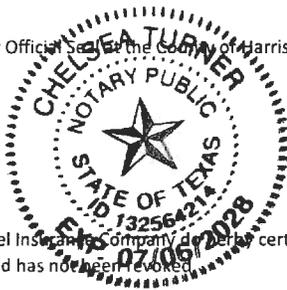
By:

Lindsey Jennings, Vice President

State of Texas  
County of Harris:

On this 21st day of August, 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal to the County of Harris, the day and year first above written.



By:

Chelsea Turner, Notary Public  
My commission expires 7/6/2028

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 6th day of September, 2024.

SureTec Insurance Company

By:

M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By:

Andrew Marquis, Assistant Secretary

**DANBURY (LDRES-2023-41)  
POLK COUNTY  
MAINTENANCE BOND  
UTILITIES & ROADWAY IMPROVEMENTS**



Date: 04/03/24  
Rev'd Date: 08/12/24

DESCRIPTION	QTY	UNIT	UNIT PRICE	POLK COUNTY MAINTENANCE ITEMS
<b>SEWER</b>				
Connect to Existing	1	EA	\$ 3,205.00	\$ 3,205.00
0/6 8" PVC Sewer	400	LF	\$ 50.25	\$ 20,100.00
6/8 8" PVC Sewer	2165	LF	\$ 53.20	\$ 115,178.00
8/10 8" PVC Sewer	1894	LF	\$ 57.10	\$ 108,147.40
10/12 8" PVC Sewer	595	LF	\$ 62.50	\$ 37,187.50
12/14 8" PVC Sewer	110	LF	\$ 70.75	\$ 7,782.50
0/6 Sewer Manhole	3	EA	\$ 4,405.00	\$ 13,215.00
6/8 Sewer Manhole	11	EA	\$ 5,015.00	\$ 55,165.00
8/10 Sewer Manhole	6	EA	\$ 5,920.00	\$ 35,520.00
10/12 Sewer Manhole	6	EA	\$ 7,095.00	\$ 42,570.00
12/14 Sewer Manhole w/ Liner	2	EA	\$ 18,155.00	\$ 36,310.00
Sanitary Manhole S-26	1	EA	\$ 14,265.64	\$ 14,265.64
Single Service	15	EA	\$ 1,074.95	\$ 16,124.25
Double Service	112	EA	\$ 1,768.50	\$ 198,072.00
<b>FORCEMAIN</b>				
4" PVC Forcemain	1070	LF	\$ 21.85	\$ 23,379.50
4" Gate Valve	1	EA	\$ 1,305.00	\$ 1,305.00
Fittings	1	LS	\$ 7,347.00	\$ 7,347.00
<b>LIFTSTATION</b>				
Lift Station Complete	1	EA	\$ 509,011.51	\$ 509,011.51
Wet Well	1	LS	\$ 71,823.47	
Pumps & Panel	1	LS	\$ 115,244.72	
Piping	1	LS	\$ 81,981.05	
Electrical	1	LS	\$ 61,890.63	
Odor Control	1	LS	\$ 73,417.14	
Sitework	1	LS	\$ 104,654.50	
<b>SUBTOTAL SEWER</b>				<b>\$ 1,243,885.30</b>
<b>WATERMAIN</b>				
Wet Tap Assy.	1	EA	\$ 9,745.00	\$ 9,745.00
4" PVC Watermain	460	LF	\$ 21.90	\$ 10,074.00
6" PVC Watermain	285	LF	\$ 37.70	\$ 10,744.50
12" PVC Watermain	5660	LF	\$ 84.85	\$ 480,251.00
4" Gate Valve	2	EA	\$ 1,305.00	\$ 2,610.00
6" Gate Valve	5	EA	\$ 2,719.00	\$ 13,595.00

**DANBURY (LDRES-2023-41)  
POLK COUNTY  
MAINTENANCE BOND  
UTILITIES & ROADWAY IMPROVEMENTS**



Date: 04/03/24  
Rev'd Date: 08/12/24

DESCRIPTION	QTY	UNIT	UNIT PRICE	POLK COUNTY MAINTENANCE ITEMS
12" Gate Valve	17	EA	\$ 3,890.00	\$ 66,130.00
Fire Hydrant Assy.	14	EA	\$ 6,435.00	\$ 90,090.00
Fittings	1	LS	\$ 60,910.00	\$ 60,910.00
Blow Off Assy.	6	EA	\$ 4,290.00	\$ 25,740.00
Lift Station Service	1	EA	\$ 2,255.00	\$ 2,255.00
Rec / Park Service	1	EA	\$ 5,765.00	\$ 5,765.00
Single Service	18	EA	\$ 1,037.10	\$ 18,667.80
Double Service	110	EA	\$ 1,909.85	\$ 210,083.50
<b>OFFSITE WATERMAIN RELOCATION</b>				
Wet Tap	2	EA	\$ 13,567.00	\$ 27,134.00
14" Directional Drill	350	LF	\$ 346.15	\$ 121,152.50
14" Directional Drill (Additional Pipe)	170	LF	\$ 88.65	\$ 15,070.50
Watermain Tie-ins, Fittings, Valve, Blow-Off	1	LS	\$ 21,890.00	\$ 21,890.00
Fire Hydrant	1	EA	\$ 8,630.00	\$ 8,630.00
Restrain Existing Watermain (Each Tie-In Location)	2	EA	\$ 9,768.00	\$ 19,536.00
Bell Restraints	12	EA	\$ 1,509.12	\$ 18,109.44
Line Stop	2	EA	\$ 13,473.00	\$ 26,946.00
<b>SUBTOTAL WATERMAIN</b>				<b>\$ 1,265,129.24</b>
<b>REUSE</b>				
4" PVC Reuse Off-Site (Public)	416	LF	\$ 20.80	\$ 8,652.80
6" PVC Reuse Off-Site (Public)	40	LF	\$ 33.10	\$ 1,324.00
8" PVC Reuse Off-Site (Public)	20	LF	\$ 40.90	\$ 818.00
4" Gate Valve (Off-Site Public)	2	EA	\$ 1,305.00	\$ 2,610.00
6" Gate Valve (Off-Site Public)	1	EA	\$ 1,535.00	\$ 1,535.00
Reuse Fittings (Off-Site Public)	1	LS	\$ 2,350.00	\$ 2,350.00
Master Meter Assy. (Public)	1	EA	\$ 21,575.00	\$ 21,575.00
<b>SUBTOTAL REUSE</b>				<b>\$ 38,864.80</b>
<b>ROADWAY</b>				
12" Stabilized Subgrade	21870	SY	\$ 9.60	\$ 209,952.00
8" Crushed Concrete Base	16820	SY	\$ 25.40	\$ 427,228.00
Full Depth Crushed Concrete Base	374	SY	\$ 47.80	\$ 17,877.20
1.5" SP-9.5 Asphalt	16485	SY	\$ 14.60	\$ 240,681.00
2" SP-9.5 Asphalt	573	SY	\$ 25.45	\$ 14,582.85
2" SP-9.5 TL-C	350	SY	\$ 23.10	\$ 8,085.00

**DANBURY (LDRES-2023-41)  
POLK COUNTY  
MAINTENANCE BOND  
UTILITIES & ROADWAY IMPROVEMENTS**



Date: 04/03/24  
Rev'd Date: 08/12/24

DESCRIPTION	QTY	UNIT	UNIT PRICE	POLK COUNTY MAINTENANCE ITEMS
Type A Curb	150	LF	\$ 21.90	\$ 3,285.00
Type D Curb	357	LF	\$ 23.60	\$ 8,425.20
Type D Curb	190	LF	\$ 28.75	\$ 5,462.50
Miami Curb	10817	LF	\$ 21.15	\$ 228,779.55
Ribbon Curb	550	LF	\$ 26.55	\$ 14,602.50
Ribbon Curb	320	LF	\$ 40.25	\$ 12,880.00
Header Curb	283	LF	\$ 40.25	\$ 11,390.75
Valley Gutter	510	LF	\$ 35.40	\$ 18,054.00
5' Sidewalk in Open Tracts	24984	SF	\$ 7.85	\$ 196,124.40
Lift Station Driveway	2110	SF	\$ 10.95	\$ 23,104.50
Handicap Ramps	21	EA	\$ 1,534.00	\$ 32,214.00
Signage & Striping	1	LS	\$ 25,960.00	\$ 25,960.00
Brick Pavers	630	LF	\$ 19.27	\$ 12,140.10
Sod 5' Back of Curb	6628	SY	\$ 2.60	\$ 17,232.80
<b>SUBTOTAL ROADWAY</b>				<b>\$ 1,528,061.35</b>
<b>OFFSITE ROADWAY (Fla Dev Rd.)</b>				
Full Depth Base	548	SY	\$ 47.80	\$ 26,194.40
2" SP-9.5 TL-C	548	SY	\$ 23.10	\$ 12,658.80
Signage and Striping	1	LS	\$ 1,500.00	\$ 1,500.00
<b>SUBTOTAL OFFSITE ROADWAY</b>				<b>\$ 40,353.20</b>
<b>TOTAL RIDGEWOOD LAKES</b>				<b>\$ 4,116,293.89</b>
<b>Polk County Maintenance Bond @ 10%</b>				<b>\$ 411,629.39</b>

Donald C.  
Bieger  
2024.08.13  
15:50:15 04'00'

Donald C. Bieger, P.E.  
Senior Project Manager  
Florida Registration No. 60857  
Dewberry  
800 N. Magnolia Avenue, Suite 1000  
Orlando, Florida 32801  
Certification of Authorization No. 8794



This item has been digitally signed and sealed by Donald C Bieger PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date

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)

---

**LAND DEVELOPMENT DIVISION**

MEMORANDUM

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

**From:** Andrew Johnson, Inspector

**Project Name:** Danbury Townhomes (aka Danbury @ Ridgewood Lakes)

**Project #:** LDRES-2021-44

**DATE:** 1/7/2025

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.