

COMMERCIAL MAINTENANCE BOND

Bond No. PB00561200271

KNOWN ALL MEN BY THESE PRESENTS, That we, DHIC - Highlands Reserve, LLC, as Principal, and Philadelphia Indemnity Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of PA 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 Thirteen Thousand Four Hundred Forty Two and 00/100 (\$ 113,442.00) 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 accordance with the drawings, plans, specifications, and other data and information (hereinafter “Plans”) for the Highlands Reserve LDSUR-2026-18 as 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”); 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:

Philadelphia Indemnity Insurance Company
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004

The Principal at:

DHIC - Highlands Reserve, LLC
1341 Horton Circle
Arlington, TX 76011

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.

Julie Young
Witness

Julie Young
Printed Name

[Signature]
Witness

Meghan Marullo
Printed Name

Julia David
Witness

Julia David
Printed Name

[Signature]
Witness

Bryan Caneschi
Printed Name

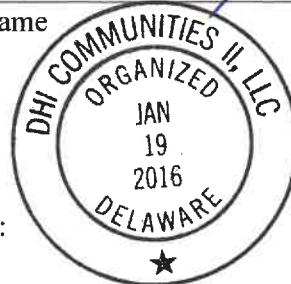
PRINCIPAL:

DHIC - Highlands Reserve, LLC
Name of Corporation

By: [Signature]
Scott Petrencik
Assistant Secretary

Printed Name

Title:
(SEAL)



SURETY:

Philadelphia Indemnity Insurance Company
Name of Corporation

By: [Signature]

Noah William Pierce

Printed Name

Title: Attorney-In-Fact
(SEAL)



(Attached Over attorney)

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

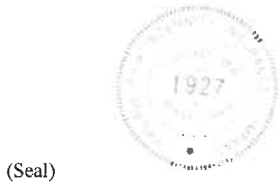
KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Noah William Pierce, Catherine Thompson, Amy R. Waugh, Jynell Marie Whitehead, & Bryan M. Caneschi, of Willis of NC, Inc. of the City of Charlotte in the State of North Carolina, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.00.

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 PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney 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 to which it is attached.

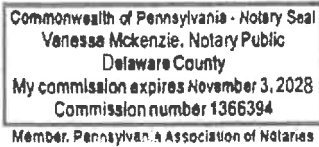
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.



John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at: Linwood, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 17th day of February, 2026



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



David L. Evans, P.E.
Fl. Reg. 46588

Engineer's Cost Breakdown Public Utilities

Ascend Highlands Reserve - Roads / Infrastructure
January 22, 2026

SANITARY SEWER

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL AMOUNT
I-1	8" SDR-26 PVC (4' - 10')	632	LF	\$42.00	\$26,544.00
I-2	8" SDR-26 PVC (10' - 20')	1,128	LF	\$50.00	\$56,400.00
I-3	4' DIA MANHOLE	13	EA	\$9,400.00	\$122,200.00
I-4	5' DIA MANHOLE LINED	2	EA	\$28,000.00	\$56,000.00
SUBTOTAL:					\$261,144.00

POTABLE WATER

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL AMOUNT
II-1	10" X 10" TAPPING SLEEVE & VALVE	1	EA	\$15,800.00	\$15,800.00
II-2	20" X 10" TAPPING SLEEVE & VALVE	1	EA	\$18,000.00	\$18,000.00
II-3	8" C-900 DR-18 PVC	42	LF	\$51.00	\$2,142.00
II-4	10" C-900 DR-18 PVC	1,446	LF	\$72.00	\$104,112.00
II-5	12" C-900 DR-18 PVC	569	LF	\$103.00	\$58,607.00
II-6	8" GATE VALVE & BOX	1	EA	\$3,400.00	\$3,400.00
II-7	10" GATE VALVE & BOX	14	EA	\$4,875.00	\$68,250.00
II-8	12" GATE VALVE & BOX	4	EA	\$6,250.00	\$25,000.00
II-9	FIRE HYDRANT ASSEMBLY	5	EA	\$9,650.00	\$48,250.00
II-10	FITTINGS	1	LS	\$22,000.00	\$22,000.00
SUBTOTAL:					\$365,561.00

REUSE WATER

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL AMOUNT
III-1	16" X 16" TAPPING SLEEVE & VALVE	1	EA	\$30,000.00	\$30,000.00
III-2	20" X 16" TAPPING SLEEVE & VALVE	1	EA	\$26,000.00	\$26,000.00
III-3	4" C-900 DR-18 PURPLE PVC	310	LF	\$32.00	\$9,920.00
III-5	16" C-900 DR-18 PURPLE PVC	2,090	LF	\$145.00	\$303,050.00
III-6	4" GATE VALVE & BOX	7	EA	\$2,035.00	\$14,245.00
III-8	16" GATE VALVE & BOX	8	EA	\$11,875.00	\$95,000.00
III-9	FITTINGS	1	LS	\$29,500.00	\$29,500.00
SUBTOTAL:					\$507,715.00

Total Improvements					\$1,134,420.00
Warranty Guarantee (10% of Total Improvements)					\$113,442.00

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

LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Chrissy Irons, Development Coordinator II

From: Mike Osborne, Inspector

Project Name: Ascend Highlands Reserve

Project #: LDRES-2023-7

DATE: 1/8/2026

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.