

RESIDENTIAL MAINTENANCE BOND Bond No. 3000812

KNOWN ALL MEN BY THESE PRESENTS, That we, LGI Homes - Florida, LLC, as Principal, and Harco National Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of Illinois 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 Two Hundred Eight Thousand One Hundred Fifty Six and 64/100 (\$ 208,156.64) 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 Fulton Meadows 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:

Harco National Insurance Company
4200 Six Forks Rd. Suite 1400
Raleigh, NC 27609

The Principal at:

LGI Homes - Florida, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

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 7th day of November, 2025.

Brian Edwards

Witness

Brian Edwards

Printed Name

Joshua Grimes

Witness

Joshua Grimes

Printed Name

Meagan Lacey

Witness

Meagan Lacey

Printed Name

Tricia N Saunders

Witness

Tricia N Saunders

Printed Name

PRINCIPAL:

LGI Homes - Florida, LLC

Name of Corporation

By: [Signature]

Charles Merdian

Printed Name

Title: Chief Financial Officer

(SEAL)

SURETY:

Harco National Insurance Company

Name of Corporation

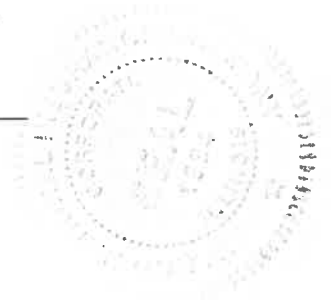
By: [Signature]

Eric P. Pratt

Printed Name

Title: Attorney-In-Fact

(SEAL)



(Attach power of attorney)

Initials EPP ✓

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 3000812

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

ERIC P. PRATT, TRICIA N. SAUNDERS, GRACE J. GRAY, KATHLEEN M. O'BRIEN, DONNA M. BISHOP

North Adams, MA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2023



STATE OF NEW JERSEY
County of Essex

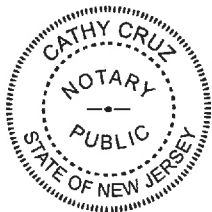
Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2023, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, November 7, 2025

A00757

Irene Martins, Assistant Secretary

Maintenance Bond Engineer's Estimate
Fulton Meadows
9/8/2025

Description	Quantity	Unit	Unit Price	Amount
Potable Water System				
6" Wet tap w/valve/box/tag	2	EA	3,845.70	7,691.40
8" Directional Bore	85	LF	92.79	7,887.15
8" DR18 Water Pipe	355	LF	46.14	16,379.70
6" DR18 Water Pipe	7390	LF	32.01	236,553.90
4" DR18 Water Pipe	555	LF	23.14	12,842.70
8" x 6" MJ Tee	1	EA	802.65	802.65
8" MJ 90 Bend	1	EA	535.51	535.51
8" MJ 45 Bend	9	EA	626.14	5,635.26
8" MJ 11.25 Bend	3	EA	603.78	1,811.34
8" x 6" MJ Reducer	2	EA	319.23	638.46
6" MJ Tee	19	EA	459.57	8,731.83
6" MJ 90 Bend	2	EA	280.59	561.18
6" MJ 45 Bend	49	EA	258.96	12,689.04
6" MJ 11.25 Bend	2	EA	256.40	512.80
6" x 2" MJ Reducer	1	EA	376.89	376.89
8" MJ Gate Valve W/Box/Tag	2	EA	2,170.30	4,340.60
6" MJ Gate Valve W/Box/Tag	32	EA	1,256.61	40,211.52
4" MJ Gate Valve W/Box/Tag	1	EA	1,300.67	1,300.67
Single Water Short Service (Polk County)	25	EA	670.92	16,773.00
Single Water Long Service (Polk County)	9	EA	704.44	6,339.96
Double Water Short Service (Polk County)	53	EA	1,479.29	78,402.37
Double Water Long Service (Polk County)	35	EA	1,548.70	54,204.50
1" Single Water Landscape Service (Polk County)	4	EA	706.65	2,826.60
4" SCH Irrigation Sleeves	32	EA	15.62	499.84
Automatic Blowoff Assembly	3	EA	7,986.81	23,960.43
Fire Hydrant Assembly	8	EA	5,796.95	46,375.60
			Potable Water Subtotal	\$ 588,884.90
Reclaimed Water System				
6" DR 18 Reclaimed Pipe	3060	LF	31.82	97,369.20
4" DR18 Reclaimed Pipe	4259	LF	21.64	92,164.76
6" Directional Drilling	105	LF	117.94	12,383.70
6" RW Gate Valve	18	EA	1,538.31	27,689.58
4" 11.25 Bend	2	EA	324.34	648.68
4" 22.5 Bend	2	EA	324.34	648.68
6" Tee	2	EA	672.11	1,344.22
4" Tee	1	EA	302.57	302.57
6" x 4" Reducer	4	EA	353.50	1,414.00
Single Water Short Service (Polk County)	17	EA	727.35	12,364.95
Single Water Long Service (Polk County)	1	EA	753.26	753.26
Double Water Short Service (Polk County)	28	EA	1,479.34	41,421.52
Double Water Long Service (Polk County)	54	EA	1,560.24	84,252.96
			Reclaimed Water Subtotal	\$ 372,758.08
Sanitary Sewer System				
8" SDR 26 Pipe	7214	LF	24.07	173,640.98
4' Sanitary Manhole 0-6'	7	EA	2,760.87	19,326.09
4' Sanitary Manhole 6-8'	7	EA	3,174.38	22,220.66
4' Sanitary Manhole 8-10'	4	EA	3,678.10	14,712.40
4' Sanitary Manhole 10-12'	4	EA	4,294.20	17,176.80
4' Sanitary Manhole 12-14'	5	EA	4,816.63	24,083.15
Master Sanitary Manhole 5' 12-14' Lined	1	EA	14,009.27	14,009.27
Single Sanitary Service	52	EA	844.74	43,926.48
Double Sanitary Service	79	EA	1,488.62	117,600.98
			Sanitary Sewer Subtotal	\$ 446,696.81

Force Main System

Lift Station	1 LS	\$	298,364.84	\$	298,364.84
4" DR18 Forcemain	280 LF	\$	17.41	\$	4,874.80
4" MJ 90 Bend	2 EA	\$	597.75	\$	1,195.50
4" MJ 45 Bend	4 EA	\$	571.42	\$	2,285.68
4" MJ 22.5 Bend	4 EA	\$	567.01	\$	2,268.04
4" MJ Gate Valve w/box/tag	2 EA	\$	1,300.67	\$	2,601.34
			Force Main Subtotal	\$	311,590.20

Offsite Force Main System

10" MJ Longsleeve Tie In	1 EA	\$	899.56	\$	899.56
6" x 4" Wye	1 EA	\$	971.67	\$	971.67
6" x 4" Reducer	11 EA	\$	971.67	\$	971.67
10" DR18 FM	279 LF	\$	63.01	\$	17,579.79
4" DR18 FM	1173 LF	\$	21.98	\$	25,782.54
6" DR18@Princeton Manor	274 LF	\$	61.58	\$	16,872.92
4" Directional Bore	1635 LF	\$	90.67	\$	148,245.45
10" MJ Wye	1 EA	\$	3,132.85	\$	3,132.85
10" MJ 45 B end	5 EA	\$	1,542.01	\$	7,710.05
10" x 4" MJ Reducer	2 EA	\$	2,023.09	\$	4,046.18
10" x 6" Reducer	1 EA	\$	1,543.12	\$	1,543.12
4" MJ 45 Bend	9 EA	\$	571.42	\$	5,142.78
4" MJ 11.25 Bend	12 EA	\$	561.16	\$	6,733.92
4" 22 Bend	2 EA	\$	567.01	\$	1,134.02
4" MJ Gate Valve w/tag/box	5 EA	\$	1,300.67	\$	6,503.35
4" MJ Cap	1 EA	\$	447.70	\$	447.70
			Offsite Force Main Subtotal	\$	247,717.57

Offsite Fulton Green Road

1" SP 9.5 Asphalt Overlay	4365 SY	\$	8.70	\$	37,975.50
1.5" SP 9.5 Asphalt Pavement	529 SY	\$	17.96	\$	9,500.84
9" Crushed Concrete Base	529 SY	\$	22.52	\$	11,913.08
8" Stabilized Shoulder	789 SY	\$	18.55	\$	14,635.95
Miami Curb	52 LF	\$	14.59	\$	758.68
5" Concrete Sidewalk	156 LF	\$	23.71	\$	3,698.76
5' ADA Ramp	2 EA	\$	1,094.09	\$	2,188.18
18" RCP Mitered End	2 EA	\$	1,407.05	\$	2,814.10
18" RCP Pipe	84 LF	\$	55.94	\$	4,698.96
Bahia Sod@ROW	3727 SY	\$	2.89	\$	10,771.03
Signing & Striping	1 LS	\$	14,963.78	\$	14,963.78
			Offsite Fulton Green Rd Subtotal	\$	113,918.86

Total Bond Estimate	\$	2,081,566.42
10% Bond Amount	\$	208,156.64



Digitally signed by John R Bannon
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 B09714000943DA, cn=John R
 Bannon
 Location: Lakeland, Florida
 Date: 2025.09.09 14:37:23 -04'00'

John R. Bannon, P.E. #84128
 Wood & Associates Engineering LLC CA #32508
 1925 Bartow Rd Suite
 Lakeland, FL 33801

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: Shaun Bridges, Inspector

Project Name: Fulton Meadows

Project #: LDRES-2021-21

DATE: 3/2/2026

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.