

PERFORMANCE BOND Bond No. 47SUR300214011188

KNOWN ALL MEN BY THESE PRESENTS, that We, Clayton Properties Group Inc. dba Highland Homes, as Principal, and Berkshire Hathaway Specialty Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of NE 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 (the "County"), as Obligee, in the sum of One Million Seven Hundred Ninety-Seven Thousand Seven Hundred Three and 65/100 (\$ 1,797,703.65) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally as well as severally only for the purpose of allowing a joint action or actions against any or all of us.

WHEREAS, the County's Land Development Code (hereinafter "LDC") is by reference incorporated into and made part of this Performance Bond (hereinafter "Bond"); and

WHEREAS, the Principal has agreed to construct 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 Myrtlebrook Preserve platted subdivision (the "Subdivision"), in accordance with the drawings, plans, specifications, and other data and information (hereinafter "Plans") filed with the County's Land Development Division, which Plans are by reference incorporated into and made part of this Bond; and

WHEREAS, the LDC requires the Principal to provide and maintain full performance security guaranteeing the completion and approval of all private or public on-site or off-site Improvements.

NOW, THEREFORE, the conditions of this Bond are such that:

1. If the Principal shall well and truly construct the Improvements in the Subdivision in accordance with the Plans and LDC by July, 7th, 2026 (the "Guaranty Period"), as verified by Polk County's Land Development Division, then upon approval by the Obligee this Bond shall be null and void.
2. The Surety unconditionally covenants and agrees that if the Principal fails to complete all or any part of the Improvements within the Guaranty Period, the Surety, upon written notice from the Obligee, its authorized agent or officer, of the default, shall forthwith perform and complete the Improvements and pay the cost thereof, including without limitation, engineering, legal, and contingent costs.
3. Alternatively, the Obligee may demand up to the full amount of the Bond, such amount determined solely by the Obligee in its reasonable discretion, and the Surety shall pay the Obligee said amount within thirty (30) days of Obligee's written notification, for Obligee to construct, or caused to be constructed the Improvements if the Principal should fail or refuse to do so.

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 court costs and attorney's fees, 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. The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition or deletion to the proposed Improvements, or the plans, specifications and schedules covering same, shall in any way affect the Surety's obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration, addition or deletion to the proposed Improvements or the plans, specifications and schedules.

6. 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 in address:

The Surety at:

Berkshire Hathaway Specialty Insurance Company
1314 Douglas Street, Suite 1400,
Omaha, NE 68102 - 1944

The Principal at:

Clayton Properties Group, Inc. dba Highland Homes
3020 Florida Avenue South, Suite 101
Lakeland , FL 33803

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]

THIS BOND DATED THE 6th DAY OF March, 2025,
(the date of issue by the Surety).

PRINCIPAL:

Clayton Properties Group, Inc. dba Highland Homes
Name of Corporation

By: [Signature] D. JOEL ADAMS,
Vice Pres

Printed Name D. Joel Adams
Title: Vice President
(SEAL)



[Signature]
Witness

Terrence Bobet
Printed Name

JOHN GUAROWS
Witness

[Signature]
Printed Name

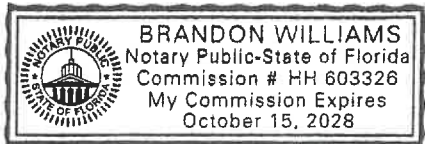
PRINCIPAL

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of March, 2025, by D. Joel Adams as VP (title of officer) of Clayton Properties Group (entity name), on behalf of the on behalf of the Principal, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

[Signature]
Notary Public
Print Name Brandon Williams
My Commission Expires 10/15/28



SURETY:

Josefina Rojo
Witness

Josefina Rojo
Printed Name

J. P. Harney
Witness

John P. Harney
Printed Name

Berkshire Hathaway Specialty Insurance Company

Name of Corporation

By:

Jessica Hernandez

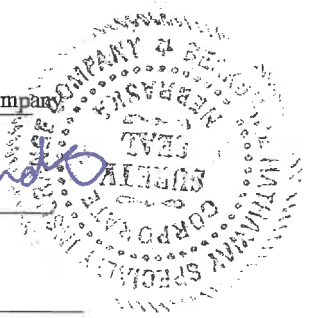
Jessica Hernandez

Printed Name

Title: Attorney-in-Fact

(SEAL)

(ATTACH POWER OF ATTORNEY)



STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of March, 2025, by Jessica Hernandez as Attorney-in-Fact (title of officer) of Berkshire Hathaway Specialty Insurance Company (entity name), on behalf of the on behalf of the Surety, who is personally known to me or has produced N/A as identification.

(AFFIX NOTARY SEAL)

M Labno

Notary Public

Print Name M Labno

My Commission Expires August 18, 2027



EXHIBIT A
(Engineer's Cost Estimate)

ENGINEER'S ESTIMATE
MYRTLEBROOK PRESERVE PLAT
2/20/2025

Description	Quantity	Unit	Total Cost	% Remaining	Amount Remaining Total
General					
Construction Layout	1	LS	\$ 26,564.21	25%	\$ 6,641.05
Maintenence of Traffic	1	LS	\$ 8,662.50	50%	\$ 4,331.25
General Subtotal					\$ 10,972.30
Earthwork					
Final Grade Right Of Way	18620	SY	\$ 14,896.00	100%	\$ 14,896.00
Final Grade Remaning Site	66345	SY	\$ 37,816.65	100%	\$ 37,816.65
Seed Lots	53590	SY	\$ 22,507.80	100%	\$ 22,507.80
Seed Pond Bottoms	2890	SY	\$ 1,213.80	100%	\$ 1,213.80
Earthwork Subtotal					\$ 76,434.25
Sanitary Sewer System					
6" x 18" Wet Tap	1	EA	\$ 7,495.24	25%	\$ 1,873.81
6" x 6" Wet Tap	1	EA	\$ 6,652.62	25%	\$ 1,663.16
Open Cut Asphalt for tie tin	190	SY	\$ 23,269.30	100%	\$ 23,269.30
6" Forcemain in Right of Way	40	LF	\$ 1,819.20	100%	\$ 1,819.20
6" Forcemain	1140	LF	\$ 40,059.60	40%	\$ 16,023.84
6" Forcemain Conflict	8	EA	\$ 22,755.36	100%	\$ 22,755.36
6" Gate Valve	1	EA	\$ 1,695.36	100%	\$ 1,695.36
Lift Station with generator	1	LS	\$ 621,284.10	50%	\$ 310,642.05
Lift Station Concrete	1720	SF	\$ 12,642.00	100%	\$ 12,642.00
Lift Station Fencing	160	LF	\$ 20,160.00	100%	\$ 20,160.00
Core into Existing Manhole	1	EA	\$ 4,630.36	100%	\$ 4,630.36
Sanitary Manhole (6-8) lined	1	LS	\$ 10,571.81	10%	\$ 1,057.18
Sanitary Manhole (8-10) lined	1	LS	\$ 17,951.51	10%	\$ 1,795.15
Water service to lift station	1	LS	\$ 3,240.75	40%	\$ 1,296.30
Test Sanitary Pipe	3054	LF	\$ 22,446.90	100%	\$ 22,446.90
Sanitary Sewer Subtotal					\$ 443,769.97
Storm Sewer System					
Test Storm Pipe	2096	LF	\$ 17,606.40	100%	\$ 17,606.40
Reclaim Water System					
6" x 12" Wet Tap	1	EA	\$ 6,758.75	25%	\$ 1,689.69
4" Reclaim Water DR 18	280	LF	\$ 6,364.40	15%	\$ 954.66
6" Open Cut and Repair	1	LS	\$ 23,268.91	100%	\$ 23,268.91
6" Reclaim Water DR 18	2960	LF	\$ 92,322.40	15%	\$ 13,848.36
BT/Pressure Test Re-Use	1	LS	\$ 3,642.10	100%	\$ 3,642.10
Reclaim Water Subtotal					\$ 43,403.72
Water Distrubtion					
8" x 16" Wet Tap	1	EA	\$ 11,063.31	25%	\$ 2,765.83
8" x 8" Wet Tap	1	EA	\$ 7,545.26	25%	\$ 1,886.32
8" Grout Fill and Abandon Line	920	LF	\$ 8,077.60	100%	\$ 8,077.60
2" Auto Flush Assembly	2	LS	\$ 8,992.92	25%	\$ 2,248.23
Fire Hydrant (Relocate)	1	LS	\$ 5,649.44	100%	\$ 5,649.44
Bact/Pressure Test Water	1	LS	\$ 4,065.60	100%	\$ 4,065.60
Water Subtotal					\$ 24,693.01
Asphalt and Concrete					
12" Stablization	10995	SY	\$ 121,824.60	50%	\$ 60,912.30
6" Limerock Base	8150	SY	\$ 134,882.50	100%	\$ 134,882.50
1.5" SP 9.5 TLC Asphalt	8150	SY	\$ 104,809.00	100%	\$ 104,809.00
Type D Trench Curb	190	LF	\$ 3,790.50	100%	\$ 3,790.50
Valley Curb and Gutter	190	LF	\$ 5,187.00	100%	\$ 5,187.00
Miami Curb and Gutter	6170	LF	\$ 90,699.00	100%	\$ 90,699.00
2' Sod Back of Curb	1950	SY	\$ 6,142.50	100%	\$ 6,142.50
12' Gravel Access Road	210	SY	\$ 10,556.70	100%	\$ 10,556.70
5' Common Area Sidewalk	5045	SF	\$ 23,862.85	100%	\$ 23,862.85
4' Gravel Walking Path	735	SY	\$ 32,141.55	100%	\$ 32,141.55
Striping & Signage	1	LS	\$ 10,237.50	100%	\$ 10,237.50
Asphalt Subtotal					\$ 483,221.40

Offsite Improvements

Saw Cut EOP	1590	LF	\$	10,017.00	100%	\$	10,017.00
Inlet Protection	15	EA	\$	3,571.80	100%	\$	3,571.80
Remove Existing Storm Pipe	140	LF	\$	2,773.40	100%	\$	2,773.40
Remove MES	6	EA	\$	4,636.56	100%	\$	4,636.56
MOT	1	LS	\$	7,875.00	100%	\$	7,875.00
14" Crushed Concrete	420	SY	\$	26,422.20	100%	\$	26,422.20
2" SP Asphalt	420	SY	\$	8,160.60	100%	\$	8,160.60
Earthwork Offsite	1	LS	\$	28,719.04	100%	\$	28,719.04
Final Grade Offsite	2235	SY	\$	7,710.75	100%	\$	7,710.75
1" Mill and Overlay Asphalt	1680	SY	\$	18,782.40	100%	\$	18,782.40
5' Offsite Sidewalk	3575	SF	\$	16,909.75	100%	\$	16,909.75
ADA Ramp w/mat	4	EA	\$	7,392.00	100%	\$	7,392.00
Type F Curb	225	LF	\$	5,197.50	100%	\$	5,197.50
Sod Disturbed Area	1930	SY	\$	6,079.50	100%	\$	6,079.50
Striping and Signage	1	LS	\$	14,752.50	100%	\$	14,752.50

Offsite Subtotal \$ 169,000.00

Miscellaneous

Landscaping/Irrigation	1	LS	\$	215,815.00	100%	\$	215,815.00
Fencing 6' PVC White Fence	3590	LF	\$	62,825.00	100%	\$	62,825.00
PreCast Wall 6'	570	LF	\$	43,035.00	100%	\$	43,035.00
Entry Sign	1	LS	\$	30,000.00	100%	\$	30,000.00
Asbuilt Certification by Engineer (Drainage, Water, Sewer)	1	LS	\$	5,000.00	100%	\$	5,000.00
Fire Flow Testing	1	LS	\$	3,500.00	100%	\$	3,500.00
Setting PCPs and Lot Corners	1	LS	\$	5,000.00	100%	\$	5,000.00

MISC Subtotal \$ 365,175.00

Total Estimate \$ 1,634,276.05
10% Contingency \$ 163,427.60
Total Bond Amount \$ 1,797,703.65



Digitally signed by John R Bannon
 DN: cn=US, o=Unaffiliated, dnQualifier=A01410C000
 001910FB09714000943D
 A, cn=John R Bannon
 Location: Lakeland,
 Florida
 Date: 2025.02.21 09:15:05 -0500'

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



Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY
NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, NATIONAL INDEMNITY COMPANY, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: Jessica Hernandez, Josefina Rojo, John P. Harney, Jacquelyn M. Norstrom, Haley Anderson, Matthew Labno, Melissa Heffernan, 353 N. Clark Street of the city of Chicago, State of Illinois, their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY,

[Signature]

By: David Fields, Executive Vice President



NATIONAL INDEMNITY COMPANY, NATIONAL LIABILITY & FIRE INSURANCE COMPANY,

[Signature]

By: David Fields, Vice President



NOTARY

State of Massachusetts, County of Suffolk, ss:

On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY and Vice President of NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.

[Notary Seal]



[Signature]
Notary Public

I, Ralph Tortorella, the undersigned, Officer of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this March 6, 2025.



[Signature]
Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Jennifer.Porter@bhspecialty.com THIS POWER OF ATTORNEY IS VOID IF ALTERED To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claimanoints@bhspecialty.com, via fax to (617) 507-8259, or via mail.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)

ARTICLE V.

CORPORATE ACTIONS

....

EXECUTION OF DOCUMENTS:

....

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and
- (2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

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: Marty Waring, Inspector

Project Name: Myrtlebrook Preserve

Project #: LDRES-2023-53

DATE: 2/17/2026

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.