

MAINTENANCE BOND

BY THIS BOND WE, William Ryan Homes Florida, Inc, as Principal, and Ascot Surety & Casualty Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of (\$791,702.74) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Pine Cone Subdivision (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

- A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and
- B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:
 - (1) Repair and/or replacement of pavement, culverts, catch basins, etc;
 - (2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;
 - (3) Maintenance and/or replacement of regulatory signs and markings;
 - (4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and
- C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and
- D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, William Ryan Homes Florida, Inc. (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 16th day of September, 2025.



Witness

William Ryan Homes Florida, Inc.

PRINCIPAL

By: 

Name: Deborah Beaver

Title: _____

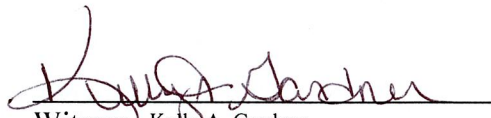
Ascot Surety & Casualty Company

SURETY

By: 

Name: Martin Moss

Title: Attorney-In-Fact



Witness) Kelly A. Gardner



Power of Attorney

KNOW ALL MEN BY THE PRESENTS:

That Ascot Surety & Casualty Company and Ascot Insurance Company, each a corporation organized and existing under the laws of the State of Colorado (the "Companies"), do hereby constitute and appoint:

James I. Moore, Stephen T. Kazmer, Melissa Schmidt, Kelly A. Gardner, Martin Moss, Amy Wickett and Stasha King

of Downers Grove, IL (city, state) and each its true and lawful Attorney(s)-in-Fact, with full authority to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line is filled in, only within the area and up to the amount therein designated, any and all bonds, undertakings, recognizances, and other contracts of indemnity or writings obligatory in the nature thereof, issued in the course of its surety business, and to bond the Companies as follows:

Any such obligations in the United States not to exceed \$50,000,000.00.

The Companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority Resolutions adopted by the Board of Directors of the Companies, which resolutions are still in effect:

RESOLVED, that any of the Chief Executive Officer, the Chief Operating Officer or the Chief Underwriting Officer, acting in conjunction with the head of the surety business line for the Corporation (each an Authorized Individual" and, collectively, the Authorized Individuals"), are authorized to jointly appoint one or more attorneys-in-fact to represent and act for and on behalf of the Corporation in the transaction of the Corporation's surety business to execute (under the common seal of the Corporation if appropriate) bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof;

RESOLVED, that in conjunction with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seals (electronic or otherwise) shall be valid and binding upon the Corporation when so affixed with respect to any bond, undertaking, recognizance or tother contract of indemnity or writing obligatory in the nature thereof;

RESOLVED, that in connection with the Corporation's transaction of surety business, the facsimile electronic or mechanically reproduced signature of any Authorized Individual, whether made heretofore or hereafter, whenever appearing upon a copy of any Power of Attorney of the Corporation, with signatures

IN WITNESS WHEREOF, the Companies have caused these presents with the respective corporate seals and to be executed by the individuals named below who are duly authorized and empowered to execute the Power of Attorney on the Companies' behalf, this 1st day of July 2024.



ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY



Matthew Conrad Kramer (Chief Executive Officer)



Tara North (Executive Vice President, Surety)

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss.

On this 1st day of July 2024, before me came the above named Chief Executive Officer of each Ascot Surety & Casualty Company and Ascot Insurance Company and the head of the surety business line for each of Ascot Surety & Casualty Company and Ascot Insurance Company, to me personally known to be the individuals described herein, and acknowledged that the seals affixed to the preceding instrument and the corporate seals of each Ascot Surety & Casualty Company and Ascot Insurance Company, and that the said corporate seals and signatures were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

KSENIA E. GUSEVA
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires June 30, 2029



Notary Public Ksenia E Guseva
My commission expires on June 30, 2029

I, the undersigned Secretary of the Company, do hereby certify that the foregoing excerpts of the Resolution adopted by the Board of Directors of the Companies, and the Power of Attorney issued pursuant thereto, are true and correct, and further certify that both the Resolution and the Power of Attorney are still in full force and effect.

This Certificate may be signed by facsimile under and by the authority of the following resolution of the Board of Directors of the Companies.

RESOLVED, that in connection with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney of certificate bearing such facsimile signatures or facsimile seal (electronic or otherwise) shall be valid and binding upon the Corporation when so affixed with respect to any bond, undertaking, recognizances or other contract of indemnity or writing obligatory in the nature thereof;

IN WITNESS WHEREOF; I have hereunto set my hand and affixed the seal of the Companies, this 16th day of September, 2025.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY



John Gill, Secretary

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On September 16, 2025, before me, Alexa K. Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, Martin Moss, known to me to be Attorney-in-Fact of Ascot Surety & Casualty Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires September 20, 2027



Alexa K Costello
Alexa K. Costello, Notary Public
Commission No. 978152

Engineer's Opinion of Probable Cost
William Ryan Homes Inc.
Pine Cone
Public Improvements for Maintenance Bond

Total_EOPC

Item	Category	Category Total
1)	Water	\$1,210,013.03
2)	Sanitary Sewer	\$717,402.65
3)	Roadway	\$1,012,639.10
4)	Force main	\$247,814.61
5)	Lift Station	\$770,644.31
Total:		\$3,958,513.70
20% Maintenance Bond Total		\$791,702.74

SCHEDULE C - WATER DISTRIBUTION SYSTEM					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	8	LF	2" PVC SDR21 - WM	\$28.95	\$231.60
2	14705	LF	8" DR 18 WM	\$41.20	\$605,846.00
3	39	EA	8 GATE VALVE & BOX	\$2,479.20	\$96,688.80
4	8	EA	FIRE HYDRANT ASSEMBLY	\$9,503.19	\$76,025.52
5	7	EA	8" X 8" TEE	\$999.87	\$6,999.09
6	11	EA	8" 11.25 DEG.BEND	\$795.35	\$8,748.85
7	8	EA	8" 22.5 DEG BEND	\$799.88	\$6,399.04
8	145	EA	8" 45 DEG BEND	\$559.72	\$81,159.40
9	8	EA	8" VERTICLE DEFLECTION	\$3,735.64	\$29,885.12
10	1	EA	8" X 2 " REDUCER	\$806.91	\$806.91
11	1	EA	8" X 4" REDUCER	\$709.91	\$709.91
12	1	EA	8" CROSS	\$1,199.79	\$1,199.79
13	30	EA	SINGLE SERVICE -SHORT	\$912.67	\$27,380.10
14	9	EA	SINGLE SERVICE - LONG	\$1,192.77	\$10,734.93
15	39	EA	DOUBLE SERVICE - SHORT	\$1,090.24	\$42,519.36
16	48	EA	DOUBLE SERVICE - LONG	\$1,390.23	\$66,731.04
22	21	LF	4" DR 18-WM	\$32.73	\$687.33
24	352	LF	8" DIRECTIONAL DRILL - WM (4 HDD'S)	\$105.00	\$36,960.00
25	6	EA	FIRE HYDRANT ASSEMBLY (26LF)	\$8,641.55	\$51,849.30
26	2	EA	8" X 4" TEE	\$949.89	\$1,899.78
27	1	EA	4" 45 DEG. BEND	\$510.01	\$510.01
28	18	EA	8" 45 DEG. BEND	\$839.73	\$15,115.14
29	1	EA	4" CAP	\$410.01	\$410.01
SCHEDULE C - WATER DISTRIBUTION SYSTEM CONTINUED					
30	5	EA	2" ARV-ABOVE GROUND	\$2,596.41	\$12,982.05
31	7	EA	8 X 1 SINGLE SERVICE - LONG	\$1,704.90	\$11,934.30
34	1	EA	4" X 4" LP SLEEVE	\$497.81	\$497.81
35	1	EA	6" TAPPING SLEEVE & VALVE	\$7,901.84	\$7,901.84
36	2	EA	6" WM	\$3,600.00	\$7,200.00
TOTAL WATER DISTRIBUTION SYSTEM				TOTAL	\$ 1,210,013.03
20% FOR MAINTENANCE BONDING				TOTAL	\$ 242,002.61

SCHEDULE D - SANITARY SEWER SYSTEM					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	7483	LF	8 SDR 26 (0'-6')	\$35.32	\$264,299.56
2	22	EA	STD MANHOLE (0'-6')	\$5,665.22	\$124,634.84
3	10	EA	DROP MANHOLE (6'-8')	\$8,966.89	\$89,668.90
4	49	EA	SANITARY SERVICE - SINGLE	\$1,446.86	\$70,896.14
5	82	EA	SANITARY SERVICE - DOUBLE	\$1,553.06	\$127,350.92
8	59	LF	10" PVC GRAVITY MAIN	\$26.31	\$1,552.29
9	2	EA	STD MANHOLE (12'-14')	\$19,500.00	\$39,000.00
TOTAL SANITARY SEWER SYSTEM				TOTAL	\$717,402.65
20% FOR MAINTENANCE BONDING				TOTAL	\$143,480.53

SCHEDULE F - FORCEMAIN					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	3,866	LF	6" DR 18 (SDR 35)	\$27.63	\$106,817.58
2	3	EA	6" 11.25 DEG. BEND	\$959.82	\$2,879.46
3	3	EA	6" 22.5 DEG. BEND	\$951.77	\$2,855.31
4	12	EA	6" 45 DEG. BEND	\$967.20	\$11,606.40
6	235	LF	6" HDD SDR11-FM - (7 EA)	\$515.46	\$121,133.10
7	1	EA	4" GATE VALVE	\$1,786.96	\$1,786.96
9	1	EA	4" x 6' REDUCER	\$593.90	\$593.90
10	2	EA	4" 45 DEG. BEND	\$55.95	\$111.90
11	12	LF	4" PVC FORCE MAIN	\$2.50	\$30.00
TOTAL FORCEMAIN				TOTAL	\$247,814.61
20% FOR MAINTENANCE BONDING				TOTAL	\$49,562.92

SCHEDULE G - LIFT STATION					
ITEMS FOR MAINTENANCE BONDING					
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	LIFT STATION - 21' x 6' DIA CONCRETE	\$183,644.31	\$183,644.31
2	1	LS	TELEMETRY CONTROL SYSTEM	\$47,000.00	\$47,000.00
3	1	LS	CONTOL PANEL/ELECTRICAL PANEL	\$110,000.00	\$110,000.00
4	1	LS	LIFT STATION PUMPS	\$94,000.00	\$94,000.00
5	1	LS	GENERATOR	\$180,000.00	\$180,000.00
6	1	LS	ODOR CONTROL DEVICE	\$101,000.00	\$101,000.00
7	1	LS	25 HP PUMP AND PANEL UPGRADES	\$55,000.00	\$55,000.00
TOTAL LIFT STATION				TOTAL	\$770,644.31
20% FOR MAINTENANCE BONDING				TOTAL	\$154,128.86