

STATE OF GEORGIA,
COUNTY OF HALL

Bond Number: SPA151150_001

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, **Red Cedar Construction, LLC** (general contractor/principal, hereinafter referred to as "Principal"), and **SiriusPoint America Insurance Company** (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of **Nine Hundred Fifty-Five Thousand Nine Hundred Sixty-Two and 00/100 Dollars (\$955,962.00)*** (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, **Red Cedar Construction, LLC** (principal) is the General Contractor of the Subdivision known as **Brightside at Braselton** Subdivision, which subdivision is shown on a plat prepared by **Land Development Surveyors, Inc.**, Georgia Registered Surveyor Number **2846**, and

WHEREAS, **Red Cedar Construction, LLC** (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of **Brightside at Braselton** Subdivision for recording purposes, and

WHEREAS, **Red Cedar Construction, LLC** (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of **Brightside at Braselton** Subdivision for public maintenance (not applicable to private developments); **Red Cedar Construction, LLC** (principal) and **SiriusPoint America Insurance Company** (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Red Cedar Construction, LLC (principal) agrees that all construction of the street system of Brightside at Braselton Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia. Red Cedar Construction, LLC (principal), and SiriusPoint America Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, sewer, or traffic signs in Brightside at Braselton Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, SiriusPoint America Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

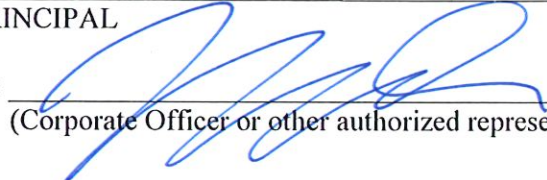
Red Cedar Construction, LLC (principal) and SiriusPoint America Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by SiriusPoint America Insurance Company (surety) from Hall County authorizing release of Red Cedar Construction, LLC (principal) and SiriusPoint America Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on 9/18/2025 (Date) and expires on 9/18/2027 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this
18th day of September 2025.

Red Cedar Construction, LLC

PRINCIPAL

By: 

(Corporate Officer or other authorized representative)

Principal's Address:

4705 Entrance Dr, Suite D

Charlotte, NC 28273

SiriusPoint America Insurance Company

SURETY

By: 

Brook T. Smith, Attorney-In-Fact

(Authorized Representative)

Surety's Address:

1 World Trade Ctr, 285 Fulton St 47th Floor, Ste 47J

New York, NY 10007

Approved:

Hall County

By: _____

(Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

**POWER OF ATTORNEY
SIRIUSPOINT AMERICA INSURANCE COMPANY
NEW YORK**

ACRLOU01_0723

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company (the "Company"), a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted on August 27, 2024 by Unanimous Written Consent of the Board of the Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or the Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as co-surety.

Does hereby nominate, constitute and appoint:

Brook T. Smith, Deborah Neichter, Jacob Motto, Jason D. Cromwell, Michele Lacrosse, Ryan Britt, William O. Walker, William R. Precious

Its true and lawful agent and attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee) and to bind the Company thereby as fully and to the same extent as of same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$62,687,000 single bond limit

All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary may from time to time and at any time remove such appointee and remove the power given to him or her.

The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of these present, shall be binding under said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, SiriusPoint America Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be signed by its President this tenth day of October, 2024.



SiriusPoint America Insurance Company

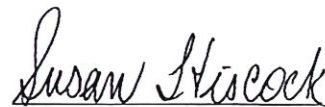

Paul Mihulka
President

State of New York
County of New York

On this tenth day of October 2024, before me a Notary Public of the State of New York, in and for the County of New York, duly commissioned and qualified, came Paul Mihulka, President, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.




Notary Public

My Commission expires Dec. 5, 2026

STATE OF New York
COUNTY OF New York

I, Paul Mihulka, President of SiriusPoint America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true and correct copy of Power of Attorney, is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 18th day of September, 2025




Paul Mihulka
President