

STATE OF GEORGIA,
COUNTY OF HALL

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Waterside Lanier Venture Partners, LLC (owner/principal, hereinafter referred to as "Principal"), and Hartford Fire 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 \$ 757,018.00 * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Waterside Lanier Venture Partners, LLC (principal) is owner of the Subdivision known as Waterside at Lake Lanier Subdivision, which subdivision is shown on a plat prepared by Thomas Woodstill of Blue Landworks LLC, Georgia Registered Surveyor Number #PEF005518 & #LSF001044, and

WHEREAS, Waterside Lanier Venture Partners, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Waterside at Lake Lanier Subdivision for recording purposes, and

WHEREAS, Waterside Lanier Venture Partners, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Waterside at Lake Lanier Subdivision for public maintenance (not applicable to private developments) Waterside Lanier Venture Partners, LLC (principal) and Hartford Fire Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Waterside Lanier Venture Partners, LLC (principal) agrees that all construction of the street system of Waterside at Lake Lanier 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.

Waterside Lanier Venture Partners, LLC (principal), and Hartford Fire 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, or traffic signs in Waterside at Lake Lanier 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, Hartford Fire Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Waterside Lanier Venture Partners, LLC (principal) and Hartford Fire Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by Hartford Fire Insurance Company (surety) from Hall County authorizing release of Waterside Lanier Venture Partners, LLC (principal) and Hartford Fire Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on June 26, 2026 and expires on June 26, 2028, 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 26th day of June, 2026.

- Darius C. DANDSON
PRINCIPAL – Waterside Lanier Venture Partners, LLC
By: [Signature]
(Corporate Officer or other authorized representative)

Principal's Address:

1180 West Peachtree St NW, Ste 700, Atlanta, GA 30309

- SURETY – Hartford Fire Insurance Company
By: [Signature]
Kevin M. Neidert, Attorney-in-Fact

Surety's Address:

2800 Century Parkway, NE, Suite 300
Atlanta, GA 30345

- 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

Direct Inquiries, Bond Authenticity
and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: YATES LLC
Agency Code: 20-260143

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint,
up to the amount of Unlimited :

Jenna Jones, Sandra Lawrence, Lisa Lee, Kevin M. Neidert, Charles Thompson, Sean Tidwell, Elizabeth White, Daniel Yates of ATLANTA, Georgia

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Phyllis A. Clark

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Mariluz Arce

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, 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 still in full force effective as of June 26, 2026.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President



Hall County

2875 Browns Bridge Road
Gainesville, GA 30504

P.O. Box 1435
Gainesville, GA 30503

Receipt No.: 303668

Receipt Date: 06/26/2026

RECEIPT

RECORD & PAYOR INFORMATION

Record ID: HSUB26-0003
Record Type: H - Subdivision - Final Plat
Property Address: 3450 NORTH WATERWORKS ROAD, BUFORD, GA 30518
Record Name: Waterside at Lake Lanier (FKA -Fides Waterside) FP
Description: As-built Drawings for Fides Waterside
Payor:
Primary Contact: Taylor Gonzalez

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
06/26/2026	Check	370	WSUTTON	Bond	\$1,000.00

FEE DETAIL

Fee Description	Invoice #	Quantity	Unit	Fee Amount	Current Paid
Bond Deposit	330103	1		\$1,000.00	\$1,000.00
				\$1,000.00	\$1,000.00

360
JOHN HILLMAN
3 STRATFORD HALL PL. NE
ATLANTA, GA 30342

DATE June 26 2026 370 62-7611/311

PAY TO THE ORDER OF Hall County Boc \$ 1,000.00

one thousand dollars DOLLARS

MEMO Water side

Capital One

AA_Re Date: 06/26/2026