

When recorded, return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. _____

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS RELEASING THE TEN PERCENT GUARANTEE BOND (MAINTENANCE BOND NO. 024267972) IN CONNECTION WITH BELLA VISTA FARMS PARCELS E&F-PARCEL 2, LOCATED IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST, SUPERVISOR DISTRICT 2.

WHEREAS, this matter has been brought before the Pinal County Board of Supervisors (the “**Board**”) by a request from the subdivision developer (the “**Subdivider**”) in connection with Bella Vista Farms Parcels E&F-Parcel 2 (the “**Subdivision**”); and,

WHEREAS, the Subdivider has previously completed construction of all required Subdivision improvements, which were accepted by the Board on or about August 2, 2023 by way of Resolution No. 080223-RD23-020, recorded on August 3, 2023 at Fee Number 2023-057022 (the “**Improvements**”); and,

WHEREAS, the Subdivider posted a ten percent guarantee bond, which, per Pinal County Development Services Code (“**PCDSC**” or the “**Code**”) § 3.40.040(C)(4), is to guarantee against damage by on-site construction for a period of one year after acceptance of the Improvements by the Board; and,

WHEREAS, per the terms of the ten percent guarantee bond, the same guarantees that the Improvements shall be free from defects of workmanship and materials, general wear and tear excepted, for a period of 1 year from the date of acceptance of the Improvements; and,

WHEREAS, pursuant to PCDSC § 3.40.040(C)(4), “[a]fter completion of one year, satisfactory correction of any damages, and upon inspection by the county engineer, the ten percent guarantee bond may be released”; and,

WHEREAS, the ten percent guarantee bond in this matter is identified as Maintenance Bond No. 024267972 in the amount of One Hundred Forty Thousand Forty Six and 40/100 Dollars (\$140,046.40) issued by Liberty Mutual Insurance Company, a copy of which is attached hereto as **Exhibit “A”** (the “**Maintenance Bond**”); and,

WHEREAS, the Pinal County Department of Public Works and the county engineer have inspected the Improvements and have determined that they are in conformance with Pinal County standards and that all applicable Code requirements have been met such that the Maintenance Bond may be released.

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RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED by the Board that the Maintenance Bond is hereby released.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its recordation with the Office of the County Recorder, Pinal County, Arizona.

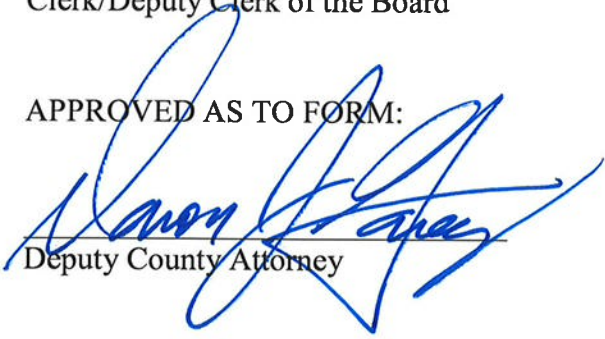
PASSED AND ADOPTED this _____ day of _____, 2025, by the
PINAL COUNTY BOARD OF SUPERVISORS.

Chair of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT "A"

TO

RESOLUTION NO. _____

[Maintenance Bond No. 024267972]

Liberty Mutual Insurance Company

Surety's Name

MAINTENANCE BOND

Bond No. 024267972

KNOW ALL MEN BY THESE PRESENT, That we, Meritage Homes Construction, Inc.

Principal's Name

8800 E. Raintree Dr., Suite 300, Scottsdale, AZ 85260

Principal's Address

, hereinafter called Principal, and

Liberty Mutual Insurance Company

Surety's Name

, 175 Berkeley Street, Boston, MA 02116

Surety's Address

hereinafter called Surety, are held and firmly bound unto Pinal County

Obligee's Name

31 North Pinal Street, Building F, Florence, AZ 85132

Obligee's Address

, hereinafter called Obligee, in

the full and just sum of One Hundred Forty Thousand Forty Six Dollars and 40/100***** Dollars (\$ 140,046.40), lawful money of the United States, for the payment of which we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Obligee has entered into a certain agreement with Meritage Homes of Arizona, Inc.

Owner's Name

a portion of which requires a 1 year(s) maintenance bond covering workmanship and materials for the List of Improvements covered, hereinafter called Improvements, at Bella Vista Farms Parcels E & F-

Project Name

Parcel 2/Roberts Rd W of Schnepf Rd

Project Address

, which Improvements have been or are about to be completed and accepted.

NOW, THEREFORE, if said improvements shall be free from defects of workmanship and materials, general wear and tear excepted, for a period of 1 year(s) from the date of acceptance of said improvements, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 10th day of July, 2023.

Stephanie A.S. Komperud
Witness as to Principal

Sr. Land Admin Manager

Krista M. Lee
Witness as to Surety Krista M. Lee

Meritage Homes Construction, Inc.

Principal's Name

By: Glen Tulk

VP-National Land

Liberty Mutual Insurance Company

Surety's Name

By: Ratthanatevy Lor



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8204866

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint,

all of the city of Seattle, state of Washington each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 15th day of February, 2021.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company



By: David M. Carey

David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 15th day of February, 2021, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 10th day of July, 2023.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary