

INDEMNIFICATION AGREEMENT

THIS AGREEMENT, is made and entered into this ____ day of _____, 20____, by and between COLEN BUILT DEVELOPMENT, LLC, “Developer”, and Marion County, a political subdivision of the State of Florida (“County”).

WITNESSETH:

WHEREAS, the Developer hereby represents to the County that:

- A. The preliminary plat for the Project was approved by the Development Review Committee on July 28, 2025; and
- B. All permits required by Federal, State, or Local governmental agencies including appropriate Water Management Districts, have been obtained and copies provided to the Marion County Engineering Department; and
- C. The improvement plans for the Project were approved by the Office of the County Engineer on February 3, 2026; and
- D. Compliance has been met and will be maintained with State Fire Code; confirmed through Fire Review; and
- E. The Development is being serviced by a central sewer and central water system per application; and
- F. A bond has been provided in the amount of one-hundred twenty percent (120%) of the approved estimated cost of remaining subdivision improvements; now, therefore.

IN CONSIDERATION of the mutual covenants contained herein, and other good and valuable considerations, the Developer and County (“parties”) do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns:

1. **Building Permits.** Developer is developing certain real property in Marion County, Florida, as a residential community known as **Melody Preserve** (the “Project”). Developer has requested that the County issue up to **116** individual building permits, representing 50% of the total number of lots within the Project. The County has agreed to issue the requested building permits, subject to the releases and Developer’s indemnification obligations set forth in this Agreement. In consideration of the County’s agreement to issue the requested building permits, Developer agrees to provide the County with the releases and indemnification set forth below.
2. **Release.** Developer hereby releases the County and its agents and employees from any claims and damages, now existing or hereafter accruing, related in any way to the issuance of the building permits for residential homes at the Project prior to the recording of the plat of the Project. Developer agrees that the County shall incur no liability through the issuance of the referenced building permits. Developer acknowledges that it will not be able to obtain final Certificates of Occupancy with respect to the residential units for which the building permits are issued until, at a minimum, the plat is recorded.

3. **Indemnity.** Developer does hereby agree to indemnify and hold the County harmless from and against any and all claims, damages, losses, expenses (including but not limited to attorneys' fees and costs), causes of action, judgments, liabilities arising out or resulting from, in any fashion, the issuance of building permits by the County described previously in this Agreement. This grant of indemnity shall be irrevocable. The grant of indemnity contained herein is absolute and unlimited. Pursuant to Section 768.28, Florida Statutes, nothing in the agreement may require County to indemnify or insure Developer for Developer's negligence.
4. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable fees and costs incurred including attorney's fees, specifically including any appellate or bankruptcy proceeding related thereto. This Section shall not be construed in any way to alter County's waiver of sovereign immunity or the limits established in Section 768.28, Florida Statutes, with respect to actions in tort or contract.
5. **Binding Effect.** The Agreement shall be binding upon the parties and their respective successors and assigns.
6. **Authorization.** The undersigned representative of the Developer hereby represents to the County that he or she is fully authorized by the Developer to represent the Developer in agreeing to the terms and conditions of this Agreement.
7. **Changes.** County reserves the right to suspend issuance of building permits pursuant to this agreement in the event unexpected changes occur on the Project's site including but not limited to the presence of endangered or threatened species on the site.

IN WITNESS WHEREOF, the parties have executed this Indemnification Agreement on the year and date above stated.

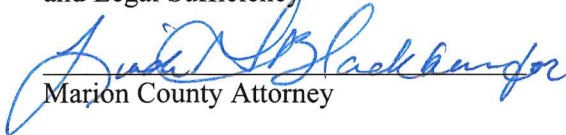
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**

ATTEST:

Gregory C. Harrell, Clerk


Carl Zalak III, Chairman

Approved as to Form
and Legal Sufficiency

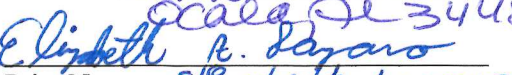


Marion County Attorney

WITNESSES:



Print Name: Lisa Lazaro
Address: 8445 SW 20th St
Ocala, FL 34481



Print Name: Elizabeth Lazaro
Address: 8445 SW 20th St
Ocala, FL 34481

DEVELOPER

By: 

Print Name: