

**RECORDING REQUESTED BY**

**Board of Supervisors**

**WHEN RECORDED MAIL TO:**

**NAME: BOARD OF SUPERVISORS**

**MAILING**

**ADDRESS: 330 Fair Lane, Building A**

**Placerville, CA 95667**

Recorded in Official Records  
County of El Dorado  
Janelle K. Horne  
Recorder-Clerk

**2023-0012655**

05/08/2023  
03:54:02 PM  
PL

Titles: 1 Pages: 6

GL

Fees: \$0.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$0.00



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**SPACE ABOVE THIS LINE RESERVED FOR  
RECORDERS USE**

**TITLE(S)**

**AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF DRAINAGE EASEMENTS FOR  
SERRANO VILLAGE M4**

## **AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF DRAINAGE EASEMENTS**

WHEREAS, Tentative Subdivision Map TM 05-1393-E, also referred to as Serrano Village M4 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on July 13, 2017, and included the following conditions relating to drainage:

- “22 . Drainage maintenance shall be the responsibility of the Master Owner’s Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner’s Association simultaneously with the filing of the Final Subdivision Map.
37. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village M4 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners’ association at the time of building permit application. The CC&Rs shall require all “downhill” lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners’ Association shall enforce this condition.” and,

WHEREAS, the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Serrano provides,

3.07. Master Association Easements for Maintenance

A. The Master Association shall have an easement in and to that portion of a Lot or Parcel which adjoins the Common Area for the limited purpose of access to and maintenance of the adjoining Common Area. The Master Association shall have easements for access over such portions of Lots or Parcels as are reasonably necessary for the Master Association to maintain the Common Area and those front yard areas which are to be maintained by the Master Association, and no Owner shall interfere with the use of such easements by the Master Association or its agents or employees. The Master Association shall have easements for access over such portions of each Lot or Parcel as are reasonably necessary for the Master Association to maintain drainage facilities to be maintained by the Owner, should the owner fail to do so (which maintenance shall be at the sole cost and expense of the Owner); and to maintain drainage facilities to be maintained by the Master Association. No Owner shall interfere with the use of such easements by the Master Association or its agents or employees, and

WHEREAS, while the County intends to reject the offer of dedication for the drainage easements at the time of the final subdivision map for the Village, or any phase thereof, is approved, the County, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company, the owner of Serrano Village M4, wish to define the events upon which the County may rescind its rejection and accept the drainage easements,

NOW, THEREFORE, IT IS HEREBY AGREED by and between the County of El Dorado, a political subdivision of the State of California, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company as follows:

1. The County shall reject all offers of dedication of drainage easements within Serrano Village M4 at the time of approval of the final map(s) therefore.
2. Notwithstanding the rights granted to it under Government Code section 66477.2(a), the County shall not thereafter rescind its action and accept the drainage easements unless the Board of Supervisors has made a finding, based upon substantial evidence submitted at a public hearing specially held by the Board to consider the matter, that the Serrano Master Homeowners Association, or its successor-in-interest, has: (1) abandoned its maintenance responsibilities or real property interest in said drainage facilities, or; (2) failed to maintain said drainage facilities in a safe and proper manner or in accordance with applicable County maintenance standards.
3. This Agreement is intended to manifest the understanding of the parties with respect to Conditions 22 and 37 of TM 05-1393-E and shall be utilized as the framework for the interpretation of other similar conditions imposed upon other tentative maps within the El Dorado Hills Specific Plan.
4. This Agreement is conditioned upon the creation and continued existence of the Serrano Master Homeowners' Association, or its successor-in-interest. In the event said organization or a similar such organization is not formed, or said organization ceases to exist without a successor-in-interest taking over its legal responsibilities for maintenance, then this Agreement shall become null and void without any further action by the County.

Dated: 5-8-23 COUNTY OF EL DORADO

By Wendy Thomas  
Chairman, Board of Supervisors  
wendy Thomas

ATTEST:

KIM DAWSON, Clerk  
of the Board of Supervisors

By: Hyle Kuperus Hyle Kuperus  
Deputy Clerk

Dated: 5-8-23

**OWNER**

SERRANO ASSOCIATES, LLC  
a Delaware limited liability company

By: Parker Development Company  
a California corporation  
Its Managing Member

By: Thomas M. Howard  
Thomas M. Howard  
Vice President, Construction

Date: 11/2/22

By: Andrea Howard  
Andrea Howard  
Principal Planner

Date: 11/2/22



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of El Dorado

On November 2, 2022 before me, Diane Costa, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Thomas M. Howard and Andrea Howard  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Diane Costa  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Agmt on Conditions For Acceptance of Drainage Easement For Serrano Village M4

Document Date: 11/2/22 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Kim Dawson, EDC Bos Clerk

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officers - Title(s): VP Construction  Corporate Officer - Title(s): \_\_\_\_\_

Partner -  Limited  General  Partner -  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: EDC For Signer is Representing: \_\_\_\_\_

Serrano Associates, LLC