

**RECORDING REQUESTED BY**  
**Board of Supervisors**

**WHEN RECORDED MAIL TO:**

NAME: BOARD OF SUPERVISORS

MAILING  
ADDRESS:

CITY, STATE,  
ZIP CODE



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2011-0047051-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, OCT 10, 2011 14:45:31

Ttl Pd \$0.00 Rcpt # 0001379592

DRW/C1/1-6

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SPACE ABOVE THIS LINE RESERVED FOR  
RECORDERS USE

TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS FOR SERRANO  
VILLAGE K6 - UNIT 2

**AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS**

WHEREAS, Tentative Subdivision Map TM 01-1378R, also referred to as Serrano Village K6 – Unit 2 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on 10-4-2011, and included the following condition relating to roads:

“2. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between the Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owners’ Association simultaneously with the filing of the Final Subdivision Map.” and,

WHEREAS, the roadways in the El Dorado Hills Specific Plan, excepting El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway, are intended to be private roads maintained by the Serrano Master Homeowners’ Association, and

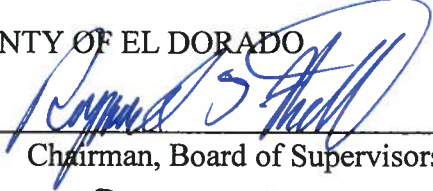
WHEREAS, while the County intends to reject the offer of dedication for the private roads at the time of the final subdivision map for the Village, or any phase thereof is approved, the County and SERRANO ASSOCIATES, LLC, a Delaware limited liability company, and STANDARD PACIFIC CORP, a Delaware corporation, the owners of Serrano Village K6 – Unit 2, wish to define the events upon which the County may rescind its rejection and accept the private roads.

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, and STANDARD PACIFIC CORP, a Delaware corporation, as follows:

1. The County shall reject all offers of dedication for roads within Serrano Village K6 – Unit 2 at the time of approval of the final map(s) therefore, excepting to the extent applicable, El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway.
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 roads 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 roadway(s), or; (2) failed to maintain such roadway(s) 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 Condition 2 of TM 01-1378R 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: 10-4-11

COUNTY OF EL DORADO  
By:   
Chairman, Board of Supervisors  
**Raymond J. Nutting**

ATTEST:

SUZANNE ALLEN DE SANCHEZ, Clerk  
of the Board of Supervisors

By:   
Deputy Clerk

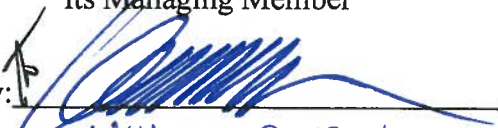
Dated: 10-4-11


**OWNERS**

SERRANO ASSOCIATES, LLC  
a Delaware limited liability company

STANDARD PACIFIC CORP.  
a Delaware corporation

By: Parker Development Company  
a California corporation  
Its Managing Member

By:   
Name: William R. Parker  
Title: President  
Date: 6-6-11

By:   
Name: Eric Anderson  
Title: Director of Land Development  
Date: 6-7-11

ACKNOWLEDGMENT

State of California  
County of El Dorado

On Oct 10, 2011 before me, Loretta Featherston, Notary Public

Personally appeared Raymond J. Nutting, Chair  
who proved to me on the basis of satisfactory evidence to be the  
person(s) whose names(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

Signature Loretta Featherston

Agreement on  
Conditions for  
acceptance of  
Roads - Serrano  
Village K6 - Unit 2



(Seal)

State of California  
County of El Dorado

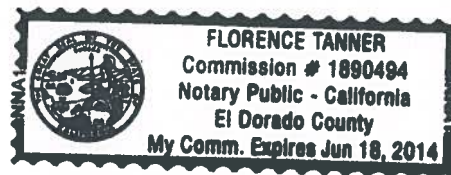
On June 6, 2011, before me, Florence Tanner, Notary Public  
(insert name and title of the officer)

personally appeared William R. Parker,  
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.

Signature Florence Tanner (Seal)



State of California  
County of Yolo

On 6/7/2011, before me, Ginger Harper, Notary Public  
(insert name and title of the officer)

personally appeared Eric Anderson,  
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.

Signature Ginger Harper (Seal)

