

**RECORDING REQUESTED BY**

Board of Supervisors

**WHEN RECORDED MAIL TO:**

NAME: BOARD OF SUPERVISORS

MAILING

ADDRESS: 330 Fair Lane Building A

CITY, STATE, Placerville, CA 95667

ZIP CODE

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

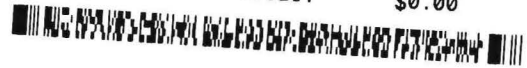
**2021-0031444**

05/06/2021  
04:00:00 PM  
PL

Titles: 1 Pages: 7

LM

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 J7

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

WHEREAS, Tentative Subdivision Map TM 18-1536, also referred to as Serrano Village J7 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on May 4, 2021, and included the following conditions relating to drainage:

- “16 . **Drainage Maintenance:** Drainage maintenance shall be the responsibility of the Master Owner’s Association. Therefore, all easements for drainage facilities shall be first 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 map.
  
- 23 . **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the Project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.” 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 and TRI POINTE HOMES, INC., a Delaware corporation, the owners of Serrano Village J7, 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 and TRI POINTE HOMES, INC., a Delaware corporation, as follows:

1. The County shall reject all offers of dedication of drainage easements within Serrano Village J7 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 16 and 23 of TM 18-1536 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: 5/4/21 COUNTY OF EL DORADO

By   
Chairman, Board of Supervisors

ATTEST:

KIM DAWSON  
~~JAMES E. MITRISIN~~, Clerk  
of the Board of Supervisors

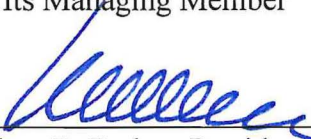
By:   
Deputy Clerk

Dated: 5/4/21

**OWNERS**

**SERRANO ASSOCIATES, LLC**  
a Delaware limited liability company

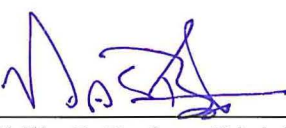
By: Parker Development Company  
a California corporation  
Its Managing Member

  
William R. Parker, President

Date: 11-17-20

*JH*

**TRI POINTE HOMES, INC.**  
a Delaware corporation

  
Philip S. Bodem, Division President-  
Sacramento

Date: 12/1/2020

ACKNOWLEDGMENT

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

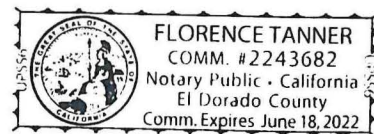
On, 11-17-20, before me, Florence Tanner, Notary Public  
Date Name, Title of Officer, Notary Public

Personally appeared William R. Parker,  
Name(s) of Signer(s)  
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.



Signature Florence Tanner (Seal)

