

RECORDING REQUESTED BY
Board of Supervisors

WHEN RECORDED MAIL TO:

NAME: BOARD OF SUPERVISORS

MAILING ADDRESS: *330 Fair Lane*
Building A

CITY, STATE, ZIP CODE: *Placerville, CA*
95667

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

2020-0059304

10/21/2020
03:54:21 PM
PL

Titles: 1 Pages: 6

RAB

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



SPACE ABOVE THIS LINE RESERVED FOR
RECORDERS USE

TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS FOR SERRANO
VILLAGE M2 - UNIT 3

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS

WHEREAS, Tentative Subdivision Map TM 01-1381-R (TM-E18-0002), also referred to as Serrano Village M2 and M3 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on October 20, 2020, and included the following conditions 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.

3. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the cul-de-sac bulbs, 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, the owner of Serrano Village M2 – Unit 3, 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 as follows:

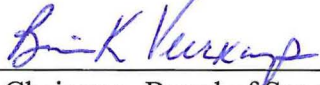
1. The County shall reject all offers of dedication for roads within Serrano Village M2 – Unit 3 at the time of approval of the final map(s) therefore, excepting to the extent applicable, El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway.
2. Notwithstanding the rights granted 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 Conditions 2 and 3 of TM 01-1381-R (TM-E18-0002), 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: 10/20/2020

COUNTY OF EL DORADO

By: 
Chairman, Board of Supervisors

ATTEST:

KIM DAWSON, Clerk
of the Board of Supervisors

By: 
Deputy Clerk

Dated: 10/20/2020

SEE NEXT PAGE FOR OWNER SIGNATURE

OWNER

SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company
a California corporation
Its Managing Member

By: 
William R. Parker, President

Date: 2.26.20

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

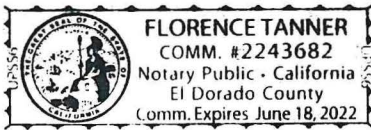
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of El Dorado)
On 2-26-20 before me, Florence Tanner, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared William R. Parker
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
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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 roads for Serrano Village M2 Unit 3
Document Date: 2-26-20 Number of Pages: 5
Signer(s) Other Than Named Above: Yes

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker
 Corporate Officer — Title(s): President
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: Serrano Associates LLC

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____