

**AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS**

WHEREAS, Tentative Subdivision Map TM 10-1496R, also referred to as Serrano Village K5 – Unit 5 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on \_\_\_\_\_, and included the following conditions relating to roads:

“10. Offer of Dedication (onsite roadways): 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 map.

11. Offer of Dedication (onsite roadways): An irrevocable offer of dedication, in fee, shall be made of 45.5 feet in radius for the cul-de-sac, 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 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 TAYLOR MORRISON OF CALIFORNIA, LLC, a California limited liability company, the owners of Serrano Village K5 – Unit 5, 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 TAYLOR MORRISON OF CALIFORNIA, LLC, a California limited liability company, as follows:

1. The County shall reject all offers of dedication for roads within Serrano Village K5 – Unit 5 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 10 and 11 of TM 10-1496R, 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: \_\_\_\_\_

COUNTY OF EL DORADO

By: \_\_\_\_\_

Chairman, Board of Supervisors

ATTEST:

JAMES E. MITRISIN, Clerk  
of the Board of Supervisors

By: \_\_\_\_\_

Deputy Clerk

Dated: \_\_\_\_\_

**OWNERS**

SERRANO ASSOCIATES, LLC  
a Delaware limited liability company

TAYLOR MORRISON OF CALIFORNIA,  
LLC, a California limited liability company

By: Parker Development Company  
a California corporation  
Its Managing Member

By: [Signature]  
William R. Parker, President  
Date: 3-17-14

By: [Signature]  
Print Name: JAY PAWLEK  
Date: 3/19/2014

By: [Signature]  
Print Name: KENNETH DAR ARRENS  
Date: 3/19/2014

State of California  
County of El Dorado

On 3-17-14, 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)

