

RECORDING REQUESTED BY
Board of Supervisors

WHEN RECORDED MAIL TO:

NAME: BOARD OF SUPERVISORS

MAILING
ADDRESS:

CITY, STATE,
ZIP CODE

SPACE ABOVE THIS LINE RESERVED FOR
RECORDERS USE

TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS FOR SERRANO
VILLAGE J7

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS

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 _____, and included the following conditions relating to roads:

“12. **Offer of dedication (onsite roadways):** Make an irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, for the proposed roads, with slope easements where necessary. County will reject said offer at the time of the final map. The offer is subject to that agreement between Serrano and 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 Owner’s Association simultaneously with the filing of the final map.”

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 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 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 TRI POINTE HOMES, INC., a Delaware corporation as follows:

1. The County shall reject all offers of dedication for roads within Serrano Village J7 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 12 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: _____

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

TRI POINTE HOMES, INC.
a Delaware corporation

By: Parker Development Company
a California corporation
Its Managing Member



William R. Parker, President



Philip S. Bodem, Division President-
Sacramento

Date: 11-17-20

Date: 12/1/2020

