

RESOLUTION NO. R2023-12

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
ACCEPTING COMPLETED UTILITY SYSTEM IMPROVEMENTS**

Property Owner Name and Address	AG EHC II (HOV) CA 2, L.P., a Delaware limited partnership c/o Essential Housing Asset Management LLC 8585 E. Hartford Drive, Suite 118 Scottsdale, AZ 85255
Type and Size of Development Project (include no. of dwelling units or edus)	The Retreats North 52 Single Family Dwellings and 473,371 of open space and landscaping.
Development Project Real Property	_____ Co. APN(s): See attached map, Exhibit A
Date of Developer Agreement	June 12, 2015

WHEREAS, the District and the property owner named above (“Developer”) have approved the Developer Agreement Concerning Construction and Transfer of Utility System Improvements dated as indicated above and for the development project described above (the “Agreement”);

WHEREAS, Developer through a contractor has completed the construction and installation of the utility system improvements (described as the “Work” in the Agreement) in accordance with the terms and conditions of the Agreement;

WHEREAS, the District engineer has finally inspected, tested and approved the completed Work on behalf of the District, and the engineer has recommended acceptance of the Work by the District;

WHEREAS, the Developer has transferred all of its right, title and interest in the Work to the District by way of a Bill of Sale dated July 12, 2023 (“Bill of Sale”);

WHEREAS, the District finds that all preconditions of the Agreement to the transfer of the Work have been satisfied, and that the District is now ready and able to accept the completed Work and Bill of Sale pursuant to the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District as follows:

1. The District accepts the Bill of Sale from the Developer.
2. The District accepts the completed Work pursuant to the terms of the Agreement.

3. After the date of this resolution, the District (a) will own, operate and maintain the District-Owned Improvements portion of the Work as described in the Agreement and as shown on the District-approved utility system improvement plans for the Work, and (b) provide water, sewer, and drainage service to the development project described above, on and subject to the terms of the Agreement, applicable District ordinances, resolutions, regulations, rules, policies, and rates and charges (as the same may be amended from time to time), and other applicable laws and regulations.

PASSED AND ADOPTED this 19 day of July, 2023 by the following roll call vote:

AYES: Maybee, Pohll, Jenco, Butler, Booth

NOES: None

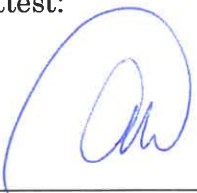
ABSTAIN: None

ABSENT: None



Timothy E. Maybee, Board President

Attest:



Amelia Wilder, District Secretary