

**LA CRESTA PROPERTY OWNERS' ASSOCIATION (LCPOA)**

Resolution of the Board of Directors

**Nonresponsibility for Private Cul-de-Sacs**

November 2025

WHEREAS, the CC&Rs establish LCPOA's maintenance obligation for and corresponding easements over the approximately 26 miles of roadways depicted on the five 1969 Parcel Maps listed below ("Original Roadways");

Parcel map 13-1 (Book 1, pages 66-75)

Parcel map 13-2 (Book 1, pages 76-94)

Parcel map 13-3 (Book 2, pages 1-18)

Parcel map 9936 (Book 54, page 59)

Book 54 of Records of Survey, page 59

WHEREAS, the CC&Rs are silent regarding new roadways created through later subdivision by private property owners ("Private Cul-de-Sacs");

WHEREAS, LCPOA has been advised by its current legal counsel and two prior legal counsels that its CC&Rs create a legal obligation to maintain only the Original Roadways;

WHEREAS, in the Riverside Superior Court case *La Cresta Property Owners Association vs JSB La Cresta Group* (# MCC1800519), the court determined that LCPOA is not required to construct or maintain Private Cul-de-Sacs;

NOW, THEREFORE, BE IT RESOLVED that the LCPOA Board of Directors accepts the legal opinions of the current legal counsel and two prior legal counsels, as well as the supporting court case, confirming that the roads in La Cresta to be maintained by LCPOA consist of the approximately 26 miles of Original Roadways and do not include Private Cul-de-Sacs.

The foregoing Resolution was duly adopted by the Board of Directors at a properly noticed meeting of the Board of Directors at which a quorum was present on November 6, 2025, and this Resolution has been placed in the official records and minutes of LCPOA.

I certify that the foregoing is true and correct and that this certification has been executed at Murietta, California.

Date: 11/20/2025  
By: [Signature]  
Name: Roy Paulson  
Officer position: President LCPOA

La Cresta Property Owners Association