



RIVERSIDE MANAGEMENT AND FINANCIAL SERVICES, INC.

"HELPING COMMUNITIES SUCCEED"

November 20, 2009

Name _____

Address _____

Re: Newly Enacted Rental Restrictions on 11-5-2009 Sacramento, CA 95833

Dear _____:

Our records indicate that you are the Owner of record/Realtor/Foreclosing Lender of _____, Sacramento, CA 95833. Please be advised that this property is located within a planned unit development known as River City Commons Association which has enacted a new Rental Restriction Amendment to the governing documents effective November 5, 2009. This must be disclosed to any potential new owner.

Please accept this as formal notice that River City Commons Association recorded Restated Covenants, Conditions and Restrictions (CC&Rs) on November 5, 2009. The CC&Rs contain language that restricts the number of rental units to no more than 25% of the total units in the development. In excess of 35% of the developments is currently rented. The new CC&Rs must, by law, be provided to any new owner by the Seller at the time of closing of any sale, we wish to ensure that you receive notice of this significant change, in order that you may avoid any possible liability in the future.

Accordingly, we strongly suggest that you advise any potential purchaser(s) and sales agents that no units governed by River City Commons Association closing sale after November 5, 2009 can be rented out until such time as the total number of rentals within the development is below 25% of the total. This may take up to several years, since the number of rented units currently exceeds the maximum by approx. 10%, and all owners of record prior to the November 5, 2009, recording Restated CC&Rs are grandfathered in and will be allowed to rent their units without restriction. Please feel free to obtain copies of the CC&Rs from the Sacramento County Recorder or from Riverside Management for a nominal fee should you require additional information.

Preservation of the value and integrity of the community is of utmost importance to our existing owners and residents, and an ongoing priority for the Board of the River City Commons Association. This becomes especially critical in efforts to stabilize our community in turbulent financial times. The CC&Rs provide, beginning November 5, 2009 that any new owner who violates the above-mentioned policy and rents out his /her unit will be subject to a minimum fine of \$50.00 per day until the rental ceases. This policy will be strictly enforced.

We are here to assist you in answering any questions or concerns that you may have. Please feel free to contact our office at any time. Thank you.

Sincerely,

Ann Caminiti

Ann Caminiti, CCAM

Association Manager

AnnC@RiversideMgmt.com