



RIVER CITY COMMONS ASSOCIATION

Prospective Owner Welcome

Dear Prospective Owner,

Welcome! We look forward to you as a new neighbor! River City Commons Association (RCCA) is a Streng Bros. Homes common interest development comprised of 196 single family and half-plex homes. Each owner of a lot within this development is a member of the RCCA and must abide by all its governing documents (Bylaws, CC&Rs, Rules and Regulations, Architectural Guidelines).

In addition to receiving seller's disclosures, you will receive HOA disclosures from RCCA. These HOA disclosures are extremely important to understanding our common interest development. They include the Covenants and Conditions (CC&Rs), Articles of Incorporation, Bylaws, and Rules and Regulations. We want to ensure that you receive, read, and fully understand this information during your inspection period (usually first 17 days of escrow).

The RCCA CC&Rs require that no alterations, modifications, additions, or other improvements shall be made to the exteriors of residences and/or lots without obtaining architectural approval from the Board of Directors. This includes, but is not limited to, exterior changes to roof, paint, house lights and numbers, windows, landscaping, fencing, and exposed aggregate driveway and walkways. By following our established standards, we hope to maintain and preserve the appearance of our neighborhood so that it is compatible with the original architecture envisioned by the developer, Streng Bros. Homes, and their architect, Carter Sparks.

See our website at www.rivercitycommons.com for additional information about us. If you have questions, ask for the River City Commons property manager at Riverside Management & Financial Services, Inc. (916.349.3160).

Also, be aware that if the Seller (current owner) received any notices of non-compliance with the Associations' governing documents, that the items on the notice should be corrected prior to close of escrow. If the current owner does not correct them before the close of escrow, they will become the responsibility of the new owner.

Sincerely,

The Board of Directors
River City Commons Association