



RIVER CITY COMMONS ASSOCIATION

Welcome to River City Commons!

River City Commons Association (RCCA) is a homeowners association managed by professional property management staff and an elected Board of Directors. It is organized and governed by Covenants, Conditions and Restrictions (CC&Rs), By-laws, and Articles of Incorporation. Every owner-member must comply with the CC&Rs and its associated Rules and Regulations including the Architectural Guideline, and pay monthly dues. If you did not receive a copy of these governing documents when you moved to RCCA, please call our property manager to obtain a set.

The RCCA common area park includes tennis, volleyball and basketball courts, and a playground that are open year round. The pools, a spa, cabana and bathhouse are open from May to the end of September. The Association employs a person to oversee the area during the swimming season. For keys, contact the property management company.

Please note that there is currently a rental restriction in effect pursuant to the RCCA CC&Rs, and that no properties may be leased or rented out at this time. All properties purchased or transferred subsequent to November 5, 2009, must be owner occupied. This rental restriction language provides for a substantial daily fine against any new owner who violates this provision.

Property Management Contact Information

Riverside Management and Financial Services, Inc. is located at 1380 Lead Hill Blvd., Suite 201, which is open weekdays from 9AM to 4 PM except for lunch between 12 noon to 1 PM. Telephone is (916) 740-2462. Their mailing address is PO Box 697, Roseville, CA 95661. Fax number is (916) 740-2463. You may also contact our managers, by email: Celeste Comings at Celeste@Riversidemgmt.com or Ann Caminiti at AnnC@Riversidemgmt.com

Newsletter & Website

Owners receive a monthly newsletter of current issues and activities affecting our community. For additional information, visit our website at <http://rivercitycommons.com>.

Architectural and Landscape Changes

As a new owner, you are required to obtain pre-approval from the Board before making any change to the exterior structure or landscape of your home. Call the property manager to obtain a Home Improvement Application then submit your application to the property manager by fax, letter or email. Include enough detail so that we can easily understand your plans. The property manager will forward your request to the Architectural Review Committee (Committee) and a decision will be given in approximately 30 days. The Committee will be happy to work with you for the most desirable outcome. Please note that it is the owner's responsibility to ensure any changes meet Sacramento City Code. **If installing a satellite dish, please instruct the installer to locate it as far from street-sight as feasible.**

Maintenance of Your Yard or Home

Owners are expected to keep their house painted and landscaping clean and well groomed. Weeds should be removed promptly and lawns mowed and edged neatly. Monthly inspections are performed to ensure that properties are maintained.

Common Parking Areas

Common parking areas are reserved for visitors and should not be used for resident parking.

Service Schedules

- 1 Street sweeping is the second Wednesday of January, March, May, July, September, and November. Please keep cars, cans and green waste off the street on this days until 4 P.M.
- 2 Garbage, green waste and recycle can pickup is on Thursdays. Please set out your cans no earlier than Wednesday afternoon and return your cans by Friday morning. Your cans should not be stored where they are visible from neighboring properties.
- 3 If you do not have a green waste can, please order one from the City because they do not pick up loose green waste lying on the street on a regular basis. Remember to keep the gutters clear!

Board Meetings

The Board holds monthly meetings usually at 6:00 PM, on the second Monday of each month at the South Natomas Community Center. An annual membership meeting and Board election is held in August. Please check your newsletter or website for details.

We look forward to your active participation within the community including Board meetings and neighborhood activities.

*Board of Directors,
River City Commons Association*