

RIVER CITY COMMONS ASSOCIATION

Resident Information Form

*****Please fill out this Resident Information Form and return it whether you rent your unit or live in the unit.*****

PUBLIC NOTICE: New Covenants Conditions and Restrictions (CC&Rs) for the River City Commons Association planned unit development were recorded at the office of the Sacramento County Recorder on November 5, 2009. **The CC&Rs contain restrictions as to the number of homes within this development that may be rented.**

Owners of homes in this development as of November 5, 2009, are exempt ("grandfathered") from the rental restrictions and are free to rent out their current homes as desired, subject to, the owner notifying the Board in writing of the any proposed rental pursuant to section 4.16(d) of the CC&Rs. However, **all future sales of any existing homes within this development will be subject to rental restrictions.** This means that **no current or future owner may sell a home as a rental** so long as the maximum number of rentals (25% of the total homes in the development) is exceeded. As of November 5, 2009, substantially more than 25% of homes in the development are rented, and the overage will likely continue for the next few years. **Owners are legally required to notify any prospective purchaser that the property cannot be rented**, or risk being held legally liable for any damages to the purchaser. All title companies processing documents for the closing escrow of any sale will be notified that **the property may only be occupied by the buyer/owner.**

All owners are now required to provide the below information to the property manager, Riverside Management. In addition, each owner who currently rents out his/her home must provide a signed copy of their lease to the property manager. Please complete this Resident Information Form and return it to Riverside Management, P. O. Box 697, Roseville, CA 95661, or fax it to (916) 740-2463.

River City Commons Association property address _____

Owner(s) name(s): _____

Is the Owner living at the property? Yes _____ No _____ Owner E-mail: _____

Owner billing address (if different from above) _____
City _____ State _____ Zip _____

Owner phone no.: _____ Alternate phone no.: _____

Make my name and address available to other owners in a homeowners' directory? Yes ___ No ___

If no owner lives at the property listed above:

Tenant(s) name(s): _____

Tenant phone no.: _____ Tenant alternate phone no.: _____

On site emergency contact (other than residents)

Name: _____ Relationship: _____ Phone no.: _____

Signature of person completing form: _____ Date: _____

Reminder to owners currently renting out home(s)-please return a copy of your lease with this form!
THANK YOU