

RIVER CITY COMMONS ASSOCIATION

RULES AND REGULATIONS

Adopted December 31, 2003

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INTRODUCTION

Association Rules and Regulations are intended to facilitate harmonious and respectful living between neighbors and to maintain high property values. This information will set forth your responsibilities as a homeowner or tenant member of the River City Commons Association (RCCA).

As an association member you are responsible for:

1. All exterior maintenance, repairs and upkeep of the house and lot; and
2. Abiding by the terms described in the governing documents, Bylaws, CC&Rs, Rules and Regulations, and any amendments thereto.

The Association's Board of Directors (the Board) is responsible for the timely collection of dues and for establishing and enforcing property maintenance standards and usage.

Homes and lots must be maintained in accordance with the standards contained herein adopted by the Board of Directors. The external appearance of the homes must NOT be changed except with the WRITTEN approval by the Board. Members must adhere to certain use restrictions regarding parking, their property itself, and the common facilities (park, pools and amenities, and visitor parking spaces). Sections on Maintenance, Architectural Control, Use Restrictions, Approved Paint Colors and Enforcement Procedures are included in these Association Rules and Regulations.

Owners must supply their tenants or residents with copies of the Association Rules and Regulations. Owners are responsible for non-compliance by any and all household members, tenants and guests.

MAINTENANCE STANDARDS

Each property is routinely inspected for compliance with the Association Rules and Regulations. The property management company agent sends "Request for Compliance" letters to owners for all observed discrepancies in the course of the inspection. Such letters will include a reasonable period of time for correction of the violation. If the homeowner does not remedy the problem voluntarily within the compliance deadline, the Board will 1) hire a contractor to do the maintenance, repair or restoration and charge the homeowner account for the cost thereof; or 2) levy fines in accordance with the Fines and Enforcement Procedures.

GUIDELINES

The following guidelines have been adopted by the Board to establish standards the homeowner must follow for minimum maintenance requirements for each residence.

DRAINAGE: Sprinkler systems must not intrude on adjoining lots. Established drainage patterns must be maintained to carry water to gutters and storm drain systems in front of properties. The gutter must be cleared of debris to preclude blockage and flooding of the streets.

DRIVEWAYS, SIDEWALKS & STREETS: Driveways, sidewalks and streets must be cleaned to ensure the removal of dirt, trash, weeds, oil stains or other automotive fluid stains. Broken, cracked or sunken driveways must be repaired or replaced in aggregate which matches original construction.

LAWNS & GROUND COVER: Lawns must not be allowed to become weed infested. Lawns and ground cover should be edged for a well-groomed appearance. Ground cover must be free of weeds and any plastic material beneath decorative rock or other landscaping must not be visible. Strips between adjoining driveways must be maintained neatly by both owners.

FENCES: Fences must be kept in good repair and replaced in tri-stakes unless a variance is approved by the Board. Fencing adjoining Common Areas (park and visitors' parking lots) are owner's responsibility. Costs for repair and/or replacement for mutual use fences shall be shared by both owners.

GARAGE DOORS: Garage doors must be kept closed except as needed for entry and exit. Carports must NOT be used for storage or for garbage cans. They are for parking cars exclusively.

GARBAGE CANS: Garbage and Recycling Cans must NOT be visible from the street, either in front of the property or at the side of the property. This infraction will be fully enforced except for a window of twelve (12) hours before and after the scheduled garbage pick up day.

FIRE HAZARDS: Dead trees must be removed from the property. Dry, overgrown weeds or any other materials in front or back of the property must be promptly removed.

PETS: Animal Control will be notified of pets allowed to run loose in this

development. Dogs must be leashed and prevented from leaving excrement on properties. Pets are strictly prohibited in the park and pool areas.

VINES, TREES, SHRUBS: Vines, trees, shrubs and other plants with pervasive growth habits must be maintained and contained so that they do not invade the nearby adjoining properties against the wishes of the adjoining property owner.

SPORT EQUIPMENT: Basketball hoops will NOT be attached to the front of any property. Freestanding basketball hoops shall not be visible from the street.

ARCHITECTURAL CONTROL

Plans for architectural changes or additions to the exterior of the unit, fence or driveway must have the written approval of the Board. This approval should be passed on to any new owner upon sale of the property so that any future challenge to the change or addition can be satisfied.

Failure to submit plans and receive committee approval PRIOR to installation or commencement of changes may result in an owner having to restore the property to the original condition. If not done on a voluntary basis, the Board will hire a contractor to restore the property with costs assessed to the owner, or fine the owner for the period of noncompliance.

A change request should include all information needed for a decision, including detailed plans, specs, textures and measurements. Include the name, address, date of submission, day/evening phone numbers (for verbal clarification of an aspect of the change, if any), projected completion date, whether a building permit is needed, and anything considered helpful for a determination. The management company will provide an "Application for Architectural/Landscape Alteration" for use by owners requesting changes to their properties. Within thirty (30) days after submission of a request, the Board will furnish either WRITTEN approval or disapproval to the owner. In all cases, work on an approved project will commence within one (1) year from the date of said approval. Once commenced, said project must be completed in a reasonable length of time.

Submit all architectural change requests to:

River City Commons Association
C/O Riverside Management & Financial Services, Inc.
P.O. Box 41099
Sacramento, CA 95841-0099

The Board will use these guidelines to encourage a reasonable degree of

uniformity and to enhance the sense of a communal environment.

ANTENNA or anything else extending above the roofline is prohibited. No antenna request has ever been approved for this development. The Association's central antenna system which leads to every unit precludes the need for individual antenna usage in this development. Cable service is available in this area.

FENCES must not be painted or stained without a specific variance approved by the Board and may not be higher than six (6) feet. Security fences, gates or window grills must be simple in design (not ornate) and in neutral tones which blend with a contemporary structure. Fences, screens, trees or shrubs must not obstruct the sight lines for vehicular traffic.

FURNITURE and/or toys are not to be left in the front of the property.

GARAGE DOORS must be painted THE SAME COLOR AS THE BODY OF THE HOUSE.

PAINT: Authorized paint colors MUST be used. These are on display in the park BBQ area and are also available through the property manager. See **PAINTING GUIDELINES** attached hereto, or as may from time to time be revised by the Board and provided by the management company.

USE RESTRICTIONS

Owners and tenants must comply with the Association's use restrictions, some of which are dictated by City, County or State law. Failure to comply will result in a fine or loss of rights to use the park or to vote on Association matters.

GENERAL USE

NUISANCE: Activities that become an annoyance or nuisance to other residents will not be tolerated. Police should be called to handle such incidents. Nuisance includes, but is not limited to, 1) trade, business and commercial activities (including car or motorcycle repair); 2) pets running loose; 3) dogs barking for long periods of time either day or night; 4) loud stereos and parties; 5) excessive, fast, loud traffic coming and going from residences; 6) keeping pets considered to be dangerous to humans; and 7) pet breeding for commercial purposes.

PARKING: Inoperable, wrecked or unlicensed vehicles in driveways, yards, on the streets or in Court Parking Areas, are prohibited. Boats, motor homes, commercial vehicles, trailers or campers (except camper units affixed to trucks) may not be stored visibly within the development for more than seventy-two (72)

hours. Vehicles must not be parked in front yards other than on the cement driveway.

SIGNS: No signs or advertising devices may be erected or displayed except for unlighted FOR RENT or FOR SALE signs.

PARK USE RULES:

Pool Hours: Sunday through Thursday.....7:00 a.m. to 10:00 p.m.
Friday and Saturday.....7:00 a.m. to 11:00 p.m.
Winter Closure.....November 1 - March 1
Spring Hours (March 1 - May 1).....10:00 a.m. to 8:00 p.m.

RIGHT OF USE: Any River City Commons Association owner in good standing, their household members and owner accompanied guests, have the right to use the park and common facilities. If the owner does not reside in the home, the rights may be delegated to their tenants. Each resident owners and/or tenant must have an identification badge on their person when using these facilities. Persons not having ID available to satisfy questions by other owners or Board members as to their right to use these facilities will be treated as trespassers. Owner forms to be filled out for ID and key issue may be obtained from the management company or Board members upon request. There is a \$25 deposit for the initial issue of one (1) key per household and replacement of lost keys will cost \$25 per key.

TENANTS: Owners must advise the management company when they wish to delegate their park rights to their tenants. No keys will be issued to tenants without the owner’s approval form on file with the management company. Tenants will be required to submit appropriate member-of-household information in order that identification and key issue may be arranged. This ID must be displayed in pool or park areas. Owners are responsible for the retrieval of keys issued to their tenants and must notify the management company of any changes in tenancy.

CHILDREN: Children under fourteen (14) years may not be in the pool area unless accompanied by an adult. Behavior of children or guests, including any damage to the common areas or facilities is the responsibility of the adult member.

BULLETIN BOARD: The bulletin board is for the use of the Association and residents. Call the management company to post announcements.

PRIVATE PARTIES: A private party is defined as any group of ten (10) persons or more, including residents and guests.

Private parties are limited to thirty (30) people.

Private parties must be scheduled through the management company and will be posted on the bulletin board in the BBQ area. This is considered a RESERVATION and must be respected by other persons using the area. These reservations will be made on a first-come, first-served basis for the BBQ area only. No reservations will be made for public holidays.

The sponsoring person must be present at all times and is responsible for cleaning up the area after the party.

Gates to the park will NOT be propped open in expectation of guest arrivals. Guests will be met at the gate and brought into the park by the owner or tenant responsible.

The owner or tenant reserving the common area will be held accountable for violation of park rules or damage to property.

GLASS CONTAINERS: No glass containers will be allowed or permitted in the park or pool area.

GATES: All gates must be securely closed after entering park. Failure to do so will result in a fine.

PETS: Pets are prohibited in the park and pool areas.

BEHAVIOR: Courtesy, politeness and good sportsmanship shall prevail at all times. Excessive noise, profanity, nudity or other practices which annoy or interfere with the enjoyment of other residents will not be tolerated. Volume of radios shall not disturb others in the area.

SWIMMING AREA: In accordance with State of California law, when there is no lifeguard present, children under fourteen (14) years of age will not be permitted in the pool area unless under the supervision of an adult.

TENNIS COURTS AND BASKETBALL COURTS:

Appropriate shoes must be worn on these surfaces for safety reasons.

BICYCLES and SKATEBOARDS: No bicycles are permitted in the pool area or on any of the courts. Skateboards and roller skates will not be used inside the park or pool areas at any time.

FINES AND ENFORCEMENT PROCEDURES

OBSERVATION OF NON-COMPLIANCE: If an owner is affected by a neighbor's non-compliance with Association Rules, he/she should discuss the matter with the neighbor and encourage compliance. Failing that, the affected owner may notify the management company, describe the problem, the date observed and provide a daytime phone number so that he/she can be contacted by the management company. The management company will also make regular inspections of the neighborhood and park for violations of Association Rules.

REQUEST FOR COMPLIANCE: For infractions of these Rules and Regulations, the management company will send the owner a written "request for compliance." This request will include a description of the infraction, a deadline for compliance and a statement that corrective action will be taken by the Board if the request for compliance is disregarded, in accordance with the governing documents.

PENALTIES: If the owner fails to comply with the request for compliance within the time frame specified, the Board may penalize the owner for the violation in one of the following manners:

1. The Board may levy a fine and/or by a two-thirds vote, the Board may choose to do the maintenance (including making repairs, hauling away debris, removing unauthorized improvements, etc.). The owner will be charged for the costs incurred by the Association to correct the problem. These charges will be added to the owner's assessment. If necessary, collection may be enforced via lien and foreclosure. The owner is also responsible for costs and attorneys' fees required to enforce collection.
2. For damage of Association property, by a majority vote the Board may levy a fine and charge the owner for the costs incurred to repair or replace the property as in item 1 above.