

River City Commons Association
Government Code §12956.1

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Notice. After January 1, 2022, a Restrictive Covenant Modification form with procedural information for appropriate processing with the Sacramento County Clerk/Recorder may be found at the following link:

<https://ccr.saccounty.gov/DocumentRecording/Pages/RestrictiveCovenant.aspx>



May 11, 2021

Dear Member(s),

In an effort to maintain compliance within our community, we have revised our Enforcement and Fine Policy (attached).

Pursuant to Civil Code §4360. Notice and Approval of Rule Change by Board.

(a) The board shall provide general notice pursuant to [Section 4045](#) of a proposed rule change at least 28 days before making the rule change.

We have received countless demands from concerned Members of the Association to seek the correction of non-compliant Members and the Lot/Residences within the community relating to a variety of CC&R, Architectural and miscellaneous violation matters.

The attached document is in draft format to be reviewed by the Membership and will be scheduled for review and adoption by the Board of Directors during the June 14, 2021 Regular Meeting.

Member who wish to opine on the proposed rule change may do so by submitting written correspondence by mail or email to the following addresses:

**River City Commons Association
P.O. Box 727
Roseville CA, 95661
OR
SMCCLAIN@2NCM.COM**

A brief forum for commentary will be provided during the June 14, 2021 meeting prior to the vote of the Board.

Respectfully,

River City Commons Board of Directors



NETWORK COMMUNITY MANAGEMENT INC
1700 Eureka Rd. Suite #130 Roseville CA, 95661
TEL: 916.771.8551 Ext: 1121 WEB: WWW.2NCM.COM



Enforcement and Fine Policy Violation Procedures

1. **Courtesy Notice of Non-Compliance**-first notice given to a homeowner after a neighborhood inspection.

This is a courtesy notice alerting you to a violation of the River City Commons Homeowner Association rules that were observed on a recent inspection of the property. If the home is brought into compliance within 30 days of this notice, no further action is needed. If, however, you fail to bring the home into compliance by that date, a Notice of Violation will be sent to you that will require compliance and/or fines may be imposed. If you have questions, or do not understand the issue as presented in this notice, please contact Shaun McClain from Network Community Management for clarification. Manager's Email and Phone: _____

If the box below is checked, you are also required to file a Home Improvement Application ("HIA") and obtain approval from the Architectural Review Committee prior to beginning any work on the home. A Home Improvement Application can be downloaded from www.rivercitycommons.com, or you can contact Shaun McClain to obtain one. Filing of the HIA will extend the time by which you will need to bring your home into compliance.

Home Improvement Application required.

- Include the CCR or guideline that is violated.
 - Include Picture of the violation.
2. **Notice of Violation**- if the home does not come into compliance by the date given in the Courtesy Notice, then the Board reviews the issue(s) at the next board meeting and may issue a Notice of Violation (which includes information for the homeowner to address the violation with the board at the next board meeting).

You have previously been issued a Courtesy Notice regarding a violation of the association rules observed at your home on a recent inspection of the property.



You have the right to attend the next Homeowner Association meeting to address the Board about this issue. Meetings occur at 6:00 p.m. each second Monday of the month and are currently taking place via Zoom. The digital address for attending the meeting can be found on the Agenda for the meeting which is placed at the entrance to the pool by the Friday before the meeting. You may also contact Shaun McClain at (phone or email) prior to the meeting to obtain the zoom address.

If you fail to bring the home into compliance prior to the next Board meeting, or fail to attend the next Board meeting, please be advised the Board can begin assessing fines on your home in an amount of up to \$5,000.

In addition, if the box below is checked, you are required to obtain approval from the Architectural Review Committee prior to beginning any work on the home. A Home Improvement Application can be obtained from www.rivercitycommons.com or you can contact Shaun McClain from Network Community Management at: 916-771-8551 Ext: 1121 to obtain one.

Home Improvement Application required.

- Include the CCR or guideline that is violated.
- Include Picture of the violation.

3. Notice of Assessment of Fine- If the homeowner fails to attend the first board meeting after receiving a Notice of Violation, A Notice of Assessment of Fine may be issued.

You have previously been issued a Courtesy Notice, as well as a Notice of Violation, regarding a violation of the association rules observed at your home on a recent inspection of the property. The Notice of Violation also provided the information for you to attend an association Board meeting to address the issue with the Board of Directors.

Because you have failed to bring the home into compliance, or attend the association Board meeting, the following actions will be taken:

- *You will be fined \$100, with the fine doubling each month thereafter.*
- *Your recreational privileges will be suspended until the fine(s) are paid in full.*
- *Then association may also seek a judgement against you in court.*



Please contact Shaun McClain at Network Community Management if you have any questions or need further information.

- Include the CCR or guideline that is violated.
- Include Picture of the violation.

Violation Schedule

1st Month- \$100

2nd Month- \$200

3rd Month- \$400

4th Month- \$800

5th Month- \$1,600

6th Month- Small Claims Court case filed.