

RCCA's Website

RiverCityCommons.com is a repository of community information that can provide many answers to member's questions, including:

- ◇ ByLaws
- ◇ Covenants, Conditions, and Restrictions (CC&Rs)
- ◇ Rules and Regulations
- ◇ Architectural Guidelines
- ◇ Home Improvement Application Form
- ◇ Multiple Guest Park and Swimming Pool Use Permit
- ◇ Our Original Architecture
- ◇ Community Announcements

Please take a few minutes to visit and familiarize yourself with this resource and get to know your community.

Common Area Park

We take great pride in our Common Area park and amenities which include:

- ◇ Gated Pool Area (open 7AM-10PM)
 - ◇ 2 Pools
 - ◇ Spa
 - ◇ Cabana
 - ◇ BBQ Area
 - ◇ Picnic Tables
 - ◇ Restrooms (call Omni for code)
- ◇ Recreational Courts:
 - ◇ Tennis
 - ◇ Basketball
 - ◇ Pickleball
 - ◇ Cornhole
 - ◇ Horseshoes
- ◇ Guest Parking Lot at 2701 Truxel Road

Note: An approved Multiple Guest Park and Swimming Pool Use Permit Form is required when planning to host between 10-20 people.

Common Area Park Access

A key fob is needed to access the park gates at 1710 River City Way or 2701 Truxel Road and gated pool. Contact management if a new fob or replacement is needed.

River City Commons Association (RCCA)

Member Quick Reference Guide



www.rivercitycommons.com

Management Company

OMNI Community Management is our contracted management company. Through the Omni portal, members can access:

- ◇ User Profile
- ◇ Account Details and Notes
- ◇ Links to E-pay
- ◇ Compliance Notices
- ◇ Status of Home Improvement Applications
- ◇ Association Documents
- ◇ Work Orders

Our manager is **Nicole Vanwig**. She should be contacted regarding questions about your homeowner assessments, any issues concerning Association property, any apparent violations of rules, guidelines, landscaping issues, and any other questions.

Email:

nicole.vanwig@omnicommunities.com

Phone:

916-965-8964, ext. 139

Board of Directors

The operation of our Association is governed by a board of volunteer directors. The five board members are elected and serve a two-year term. Elections are held at the annual homeowners meeting in August. The Board is responsible for overseeing the daily operational and financial responsibilities of the Association, and for maintaining members' compliance with its governing documents: Incorporation, ByLaws, CC&Rs, Rules and Regulations and Architectural Guidelines. Please take the time to read through the governing documents you received during the home purchase process or find on your OMNI portal.

For board contact information please contact the Management Company.

Board Meetings

Regular Hybrid Meetings are the third Monday of each month, with the exception of holidays. Meetings start at 6:00pm in person at the South Natomas Community Center and virtually via Zoom Meeting information is available via email, RCCA website, your OMNI account and is posted at the Common Area park gates 72 hours prior to the meeting.

Annual Membership and Board Election is held in August.

Please check the website and newsletter for further details.

E-mail Notifications

In order to help reduce administration costs, ensure prompt delivery and avoid items getting lost in the mail, members are encouraged to receive communications relating to the River City Commons Association membership and business through e-mail. Contact our community manager to opt-in to this service.

Rental Restrictions

Effective November 5, 2009 our CC&R's were amended to include a 25% rental restriction. Any properties purchased or transferred after that date must receive approval before renting their property. Violations of this provision are subject to substantial daily fines.

Architectural and Landscape Changes

A Board approved Home Improvement Application (HIA) is required before making any changes to your property. The HIA is available from our website or your OMNI account. Please read the Architectural Guidelines, and the Rules and Regulations before completing an HIA. Submit your HIA according to the instructions on the HIA form. Please note that it is the owner's responsibility to ensure any changes meet Sacramento City or County Code.

Home and Yard Maintenance

RCCA members are required to keep their home well maintained and landscaping well groomed. Please take time to read the Rules and Regulations for more detailed information.

Common Area Parking Lots

RCCA has 7 parking lots located throughout the community for guests to use. Vehicles parked in any parking lot longer than 72 hours are subject to being towed.