

River City Commons Association
Common Area Park and Swimming Pool Rules

(Adopted June 15, 2026)

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.

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1. Eligibility For Use

Resident Owners

1.1 An "**owner in good standing**" is defined as an Association owner(s) of record who is current in their payment of monthly assessments and any other assessments and has no outstanding violations of the Association's governing documents.

1.2 Any resident Association owner(s) in good standing, the residents of their homes and their invited guests up to a total of nine (9) people have the right to use the Common Area Park and its amenities.

1.3 Any resident Association owner(s) NOT in good standing and the residents of their homes and guests shall NOT have the right to use the Common Area Park and its amenities. These are owners who are delinquent in their monthly assessments or any other assessments, or who have violations of Association's governing documents (e.g., CC&Rs, Common Area Park and Swimming pool Rules, etc.). The status of NOT in good standing is determined by the Board after notice and invitation to a hearing.

Resident Tenants

1.4 If owner(s) are in good standing and have leased their residence and registered the tenant(s) by providing the Association manager with a copy of the lease contract and detailed tenant contact information, then the eligibility for use is assigned by the owner to the registered tenant. This means any owner who rents, sublets, or otherwise assigns their property as a residence for others, forfeits the owner's right to use the Association's Common Area Park and its amenities. If an owner is found by the Board to be NOT in good standing, the resident tenants will lose their right to use the Common Area Park and related swimming pool facilities.

1.5 No gate fob or ID will be issued to tenants without an owner's approval form being filed with the Association's manager.

1.6 Owners are responsible for the retrieval of gate fobs issued to their tenants and must notify the Association's manager of any changes in tenancy. Owners are responsible for confirming tenant information in the Association's records annually. Failure to do so could result in the fob access being turned off until the information is provided.

Residents

1.7 Use of the Common Area Park, its swimming pool and other amenities are for residents, members of their household, and their invited guests only. The Common Area Park and related facilities are not open to the general public.

1.8 Use of the Common Area Park and its amenities by non-residents, private businesses, or private functions for a fee or otherwise is prohibited.

1.9 Residents must present identification and properly assigned gate fob upon request. Anyone without a properly assigned gate fob or who cannot be identified as a resident or escorted guest will be asked to leave the area.

1.10 Any lost, stolen, or damaged gate fobs will be reported to the Association's manager and the

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owner is subject to a \$50 replacement fee.

1.11 Any resident's household and/or their guest(s) found in violation of the rules, or the Association's other governing documents will result in the resident household being prohibited from using the Common Area Park and its amenities including the swimming pool as follows:

- (a) First offense — Two week restriction
- (b) Second offense — Four week restriction
- (c) Third offense — Three month restriction

In addition, owners may be fined for non-compliance with these rules.

1.12 Owners who lose their eligibility to use the Common Area Park may request reconsideration of the Board's decision to suspend their use. Upon written request from the owner to reconsider the prior decision of the Board, the Board shall schedule an executive session meeting with the owner to reconsider its previous decision. The Board shall provide the owner with written notification of its decision within 15 days.

2. Access

When using the Common Area Park, parking is available for residents and their guests at the 2701 Truxel Road parking lot.

2.1 Daily access to the Common Area Park and swimming pool areas is limited to the designated times between 6:00 am to 10:00 pm Sun.-Thurs. and 6:00 am to 11:00 pm Fri. & Sat. Owners may obtain a form to request a gate fob from the Association's manager
There is a \$50.00 fee per gate fob.

2.2 Residents must use their assigned gate fob to enter the park gates at 1710 River City Way or 2701 Truxel Road, and to enter the swimming pool gate.

2.3 The gate fob must not be immersed in water. Storing the gate fob near magnetic components may cause damage to the gate fob.

2.4 Residents will report lost, stolen, or damaged gate fobs to the Association's management.

2.5 All access gates must be kept securely closed after entering or exiting. Gates must not be propped open for any purpose. An alarm will be triggered.

2.6 Guests shall be met at the gate and brought into the Common Area Park by the sponsoring resident who will remain present with their guests at all times.

3. Contact Information

3.1 In the event of an emergency in the Common Area Park, please call 911 immediately.

3.2 The contact information for the Association's management is available on the Association's website found at www.rivercitycommons.com.

3.3 Any issues with the Common Area Park and swimming pool facilities should be reported to

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the Association's management.

4. Use of Entire Common Area Park

Resident and Guest Behavior

- 4.1 Residents must always accompany invited guests.
- 4.2 Courtesy and good sportsmanship shall prevail at all times.
- 4.3 Excessive noise, profanity, nudity, or other practices, which annoy or interfere with the enjoyment of the Common Area park by other residents is prohibited.
- 4.4 Smoking of ANY kind is prohibited.

Legal Responsibilities

- 4.5 Owners shall be held financially responsible for liability and/or damage to Association property in whole or in part by an owner, any guest or resident of their household owner's tenants, guest of owner's tenants or resident of the owner's tenant's household.

Restriction of Use

- 4.6 Bulletin boards are for use by the Association only.
- 4.7 Bicycles must be walked through the park and are NOT permitted in the swimming pool area or on any of the sport courts.

Prohibited in the Common Area Park at any time:

- 4.8 Pets including dogs are not allowed anywhere in the Common Area Park at any time. Service animals and emotional support animals are an exception to this rule.
- 4.9 Glass objects are NOT allowed, including glass-bottled beverages.
- 4.10 Excessive noise is prohibited at any hour. Amplified speakers are not allowed. Sacramento City noise ordinances apply, and nearby residents may call the Sacramento Police Department, if noise levels are unreasonably loud. *Be courteous to others, or your park use may be suspended.*
- 4.11 Smoke, fog, or mist machines are not permitted.
- 4.12 Use of confetti, glitter, sequins, rice, or birdseed is not allowed.
- 4.13 Candles or open flames are not allowed. Only electric flameless candles are permitted.
- 4.14 Bounce houses and other similar inflatable items are prohibited.
- 4.15 NO motorized scooters or motorcycles are allowed anywhere in the park, except for mobility scooters required for accessibility by disabled residents and guests.
- 4.16 Skateboards, roller skates and roller blades cannot be used inside the park or swimming pool areas.
- 4.17 No alcohol may be sold on the premises. Members serving alcohol must comply with state law. In California, the legal drinking age is 21. If a person furnishes alcohol to anyone under that age, they could be charged with a misdemeanor. Members serving alcoholic beverages do so

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without the consent of the Association and are solely responsible and liable for all actions, behavior, and activity arising from the consumption of alcohol.

5. Use of Swimming Pool Area

5.1 Swimming pool Use Schedule (approximate dates unless the Board approves an alternate schedule)

- | | |
|------------------------------------|--------|
| • November 1 – February 28/29 | CLOSED |
| • March 1 – October 31 | OPEN |
| • The spa is open daily year round | |

Restriction of Use

5.2 The maximum number of people a resident owner or their resident-tenant may have in the swimming pool area, including their household residents and invited guests, is limited to nine (9) people. A permit is required if a party or group exceeds 9 people.

5.3 Owners are responsible for the conduct of the members of their household, including their tenants, and guests. Each Owner shall be fully responsible for informing members of their household, tenants, and guests of the provisions of the Association's governing documents, including these rules.

5.4 Swimming pool area users are responsible for cleaning up after usage of the swimming pool area.

5.5 Residents will respect the scheduled approved Multiple Guest Park and Swimming pool Use Permit posted on the cabana bulletin board.

5.6 Decorations will NOT be attached to any area with staples. Decorations and all tape must be removed when you leave the Common Area Park.

5.7 Bulletin Board in the cabana is for use of the Association use only.

5.8 No toys are allowed in the spa.

Swimming pool Safety

5.9 In the event of a swimming pool emergency please call 911 immediately.

5.10 WARNING: THERE IS NO LIFEGUARD ON DUTY AT THE SWIMMING POOL. USE OF THE SWIMMING POOL IS AT YOUR OWN RISK. People using the swimming pool and spa understand and acknowledge no lifeguard is on duty and use the swimming pool and spa at their own risk.

5.11 Persons who cannot swim the length of a swimming pool and back should be supervised by a responsible person who can swim.

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5.12 Children under the age of 14 years should not use the swimming pools or spa without adult supervision.

5.13 Do not run, engage in rough play or risky behavior in the swimming pool area.

5.14 Grip covers on the spa and swimming pool handles are for safety reasons, do not remove them.

5.15 Swimming pool furniture must be no closer than four (4) feet from a swimming pool or spa.

5.16 Do not play with the swimming pool accessibility chair lift, which is reserved for people needing accommodation to access the swimming pool.

5.17 No smoking of any kind allowed in the swimming pool area.

5.18 No glass objects or glass-bottled beverages are allowed.

5.19 Generally accepted swim attire is required for swimming. Street clothes or cut-offs are not allowed for swimming.

5.20 Incontinent and non-toilet trained persons must wear swim diapers or similar waterproof protection while using the swimming pool or spa. Non-waterproof diapers shall not be used. Violation of this rule will result in the owner being assessed the cost of cleaning and sanitizing the facilities, and could result in the loss of park privileges.

5.21 Beach balls are used by the Association to keep waterfowl and their chicks out of the swimming pool and spa in order to keep the water clean. Do not take them out of the swimming pool area.

5.22 Residents will be responsible for checking the temperature of the spa prior to use. Do not use the spa, if the spa temperature is greater than 104° F.

5.23 Spa capacity does not exceed 6 people.

5.24 Any person with chronic health issues or who is sick or pregnant should check with their healthcare professional before using the spa.

5.25 If the spa water level is above a person's neck when they are standing flat-footed on the bottom of the spa, for their safety they should not use the spa.

5.26 The American Pediatric Association advises, children up to 2 years of age cannot regulate their body temperatures well as older children, so they do not recommend use of the spa.

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6. Multiple Guests Park and Swimming pool Use Permit

- 6.1 Any group of 10-25 people in the swimming pool area sponsored by a resident requires an approved Multiple Guest Park and Swimming pool Use Permit.
- 6.2 Potential **sponsors** of a 10-25 person Multiple Guest Park and Swimming Pool Use Permit must be either a resident owner(s) in good standing or their registered resident-tenant.
- 6.3 This permit must be pre-approved by the Association's management by following the instructions on the Multiple Guest Park and Swimming Pool Use Permit form and providing a \$ 150.00 deposit in the form of a check or money order. The deposit will be refunded within 60 days after the event if the facility had no damage and did not require cleaning. Potential sponsors must apply no more than three (3) months prior to and no less than fourteen (14) days from the intended date of use. The approval process is on a first-come-first served basis.
- 6.4 Your request is NOT confirmed until the sponsor electronically receives an approved copy of the permit form, signed, and dated by the Association's management accompanied by a copy of these rules which the Association expects the sponsor to have read and understood.
- 6.5 The event must not be scheduled on a national or state holiday, or during a scheduled Association event such as the spring swimming pool opening event or National Night Out.
- 6.6 Attendance must be limited to 25 people including the sponsoring resident-owners (or their sponsoring registered tenants), their household members and invited guests.
- 6.7 An approved permit provides for the use of three (3) picnic tables and one (1) BBQ grill. It does NOT provide exclusive use of the swimming pool area or other park amenities, and these will remain open to all members during your event. Other park users must respect the permit participant's use of the tables and BBQ grill.
- 6.8 The event must not exceed 4 hours in length including set up and tear down and must end by 10:00 pm.
- 6.9 A notice of an approved permit will be posted in the swimming pool area cabana.
- 6.10 Each resident owner in good standing or their resident-tenants may apply for no more than one (1) weekday (i.e., Monday through Thursday) and one (1) weekend (i.e., Friday, Saturday, or Sunday) permit per month.
- 6.11 Sponsors should inspect the facility to ensure it is in satisfactory condition. If unsatisfactory conditions are found, it is the owner's responsibility to notify Management before the event begins.
- 6.12 Decorations for an event will NOT be attached to any area with staples, and all tape must be removed at the end of the event.
- 6.13 The sponsor of the event must be in attendance for the entire event.

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6.14 NO glass objects of any kind will be used within the entire swimming pool area because it is a safety hazard.

6.15 The sponsor is responsible for the cleanup and condition in which the area is left, in accordance with the Cleaning Checklist posted in the cabana and available on the rivercitycommons.com website. Failure to adhere to the cleaning guidelines or any damages to Association property, including parking areas, will result in charges being assessed to your account.

6.16 The Association reserves the right to revise or impose other such conditions of use of the Common Area Park and its amenities as deemed necessary.

6.17 To apply to have a Multiple Guest Park and Swimming Pool Permit for 10 to 25 people, you must:

- Complete, sign and submit the Multiple Guest Park and Swimming Pool Use Permit form according to its instructions to the Association's management. Note the form is available on rivercitycommons.com and the owner's account on the Association's management website.

Understand the Legal and Financial Responsibilities of the Sponsor

- Owners are solely responsible and accountable financially for any and all accidents or injuries to persons or property resulting from their use of the Association's Common Area Park and its amenities. Owners shall also be responsible for the control and supervision of all people in attendance during the use of the facility and shall take care to see that no damage is done to the facility, and everyone conducts themselves in an orderly manner, and in compliance with these rules. If facility damage, inappropriate behavior of the permit participants, or exceeding capacity levels occurs at the event, the event may be shut down, and further use of Association's Common Area Park and its amenities may be denied.
- The sponsor understands permission to use the Common Area Park and swimming pool area for this event is conditional upon following the Association's CC&Rs and its ***Common Area Park and Swimming pool Rules***. By signing the permit form, the sponsor's signature certifies they have read and understood the Association's rules governing the use of the Common Area Park and its amenities which includes the swimming pool area, and they take full responsibility ensuring the safe use of this facility in full adherence and compliance with the Association's governing documents and these rules.

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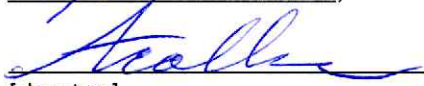
(Adopted June 15, 2026)

CERTIFICATE OF ADOPTION

I hereby certify I am the President of the Association, and the foregoing rules are a true copy of the rules approved by the Board at its meeting held on June 15, 2026, at which a quorum of the Directors was present. I further certify the foregoing rules are in full force and effect and the same has not been rescinded, nor has it been amended or modified.

Dated: 6/15, 2026

By:


[signature]

Alyson Collier, President
[name]