



HOME IMPROVEMENT APPLICATION (HIA)

Important: In order to comply with our CC&Rs, exterior changes to your property must be approved by the Association **before** starting work. Board decisions will be sent to you within 45 days after receipt of your application. Please plan your project schedule with this in mind.

General Conditions of Approval

1. Improvements shall comply with RCCA CC&Rs.
2. Improvements shall comply with RCCA Rules and Regulations, including the Architectural Guidelines approved by the Board of Directors.
3. Construction shall comply with applicable laws, ordinances, codes and regulations within the County and City of Sacramento. Owners shall obtain all necessary approvals and permits.
4. Construction waste or excavation material shall be disposed of properly.
5. The Board has the option to contact surrounding neighbors regarding this project.
6. A copy of the Architectural Guidelines can be obtained at: www.RiverCityCommons.com or via the OMNI Portal.
7. Upon receipt of approval, the work must begin within 90 days and take no more than one (1) year to complete.

OWNER NAME: _____

DATE OF APPLICATION: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

Approximate length of project (in months): _____

Is this a shared property line fence or shared half plex wall? yes ____ no ____

If yes, please include addresses, contact information, printed names and signatures of all member-owners of the shared wall or fence. The ARC will contact all parties before reviewing the application.

Please describe your project in enough detail for reviewers to fully understand. Please include colors, paint colors/codes, sizes, samples, photos, scale drawings and more if applicable. If additional space is needed, please attach an extra page to this form.

Please check the appropriate items that apply and provide details below.

Body of House

- ☐ front doors
- ☐ garage doors
- ☐ house lights
- ☐ house numbers
- ☐ windows
- ☐ additional rooms
- ☐ front patio doors
- ☐ exterior walls (siding or stucco)
- ☐ border around windows
- ☐ other embellishments

Service Equipment

- ☐ satellite dishes
- ☐ cable boxes/cables
- ☐ antennas

Color

- ☐ on any part of house, fence, gate whether same or different color

Roof Area

- ☐ roof
- ☐ fascia
- ☐ overhand
- ☐ gutters
- ☐ downspouts
- ☐ solar panels
- ☐ beams

Landscape Changes (hardscapes)

- | | |
|--|---|
| ☐ concreted area (drives, walks, mow, strips) | ☐ furniture |
| ☐ walkways and paths | ☐ fences |
| ☐ retaining walls | ☐ gates |
| ☐ rocks | ☐ fenced courtyard/side yard |
| ☐ gravel | ☐ mulch |
| ☐ patios | ☐ pots |
| ☐ gazebos/patio cover/pergola | ☐ arbors/trellis |
| ☐ fountains/decorative items (statues, plaques) | ☐ irrigation system |
| ☐ structures/equipment projecting over fence | |

Landscape Changes (softscapes)

- | | |
|--------------------------------|--|
| ☐ trees | ☐ groundcover |
| ☐ grass | ☐ shrubs |
| ☐ vines | ☐ other living vegetation |

I hereby request authorization to make the above-listed improvements to my residence, which is located at the address listed above. I understand and agree to the River City Commons Architectural Rules currently in effect.

Applicant Signature

Date

Submit your Home Improvement Application package (form pages 1-3 and supporting material) to:

EMAIL: custserv@omnicommunities.com

OR

MAIL:

River City Commons Association
c/o OMNI Community Management, LLC
2356 Gold Meadow Way, Ste. 200
Gold River, CA 95670

DIRECT LINE: (916) 965-8964 Ext: 199

RIVER CITY COMMONS ARCHITECTURAL REVIEW COMMITTEE

Association Use Only: ____ Approved ____ Not Approved ____ Conditionally Approved ____

Comments:

By: _____ Date: _____

Once the approved work is completed please fill out the attached Certificate of Completion Form and submit the form to OMNI

**River City Commons Association
Architectural Notice of Completion
Final Inspection Report**

Applicant Signature: _____

Address: _____

Phone: _____

Starting Date: _____ Completion Date: _____

Description of Improvements:

Note: PLEASE ***DO NOT*** RETURN *THIS FORM* WITH YOUR HOME IMPROVEMENT APPLICATION. **RETURN THIS FORM ONCE THE WORK IS COMPLETED.**

This completed form should be returned to OMNI custserv@omnicommunities.com or by mail to the address below within 30 days of the completion date of the work for the final inspection.

**River City Commons Association
c/o OMNI Community Management, LLC
2356 Gold Meadow Way, Ste. 200
Gold River, CA 95670**

Final Inspection Report

Date Inspected: _____

Inspected By (Signature): _____

Approved: _____ Yes _____ No

Comments: _____

(This page submitted separately upon completion of work)

06/2026