

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 ArchitecturalGuidelines 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 replacement? yes no If yes, please include addresses, contact information, printed names and signatures of all member-owners of the shared property line fence. The ARC will contact all parties before reviewing the application.

Please describe your project in enough detail for reviewers	*
sizes, samples, photos, scale drawings and more if applica	ble. If additional space is needed, please attach an extra
to this form.	
Please check the appropriate items that apply and provi	
Body of House	Color
front doors	on any part of house, fence, gate whether
garage doors	same or different color
house lights	
house numbers	Roof Area
windows	roof
additional rooms	fascia
front patio doors	overhand
exterior walls (siding or stucco)	gutters
border around windows	downspouts
other embellishments	solar panels
	beams
Service Equipment	beams
satellite dishes	
cable boxes/cables	
antennas	
andscape Changes (hardscapes)	
concreted area (drives, walks, mow, strips)	
walkways and paths	furniture
retaining walls	fences
rocks	gates
gravel	gates fenced courtyard/side yard
patios	mulch
gazebos/patio cover/pergola	pots
fountains/decorative items (statues, plaques)	arbors/trellis
structures/equipment projecting over fence	irrigation system
sauctures/equipment projecting over rence	miganon system
Landscape Changes (softscapes)	
trees	
grass	groundcover
vines	shrubs
	other living vegetation

I hereby request authorization to make the above-listed improlected at the address listed above. I understand and agree to Architectural Rules currently in effect.	•
Applicant Signature	Date
Submit your Home Improvement Application package (form to:	pages 1-3 and supporting material)
EMAIL: custserv@omnicommunities.com	
OR	
MAIL:	
River City Commons Association	
c/o OMNI Community Management, LLC ACMC	
9807 Fair Oaks Blvd.	
Fair Oaks, CA 95628	
DIRECT LINE: (916) 965-8964 Ext: 199	
RIVER CITY COMMONS ARCHITECUTURAL	REVIEW COMMITTEE
Association Use Only: Approved Not Approved	Conditionally Approved
Comments:	
By:	
Once the approved work is completed please fill out the at 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:	
APPLICATION. RETURN THIS This completed form should be ret	N THIS FORM WITH YOUR HOME IMPROVEMENT FORM ONCE THE WORK IS COMPLETED. urned to OMNI
River City Commons Assoc c/o OMNI Community Man 9807 Fair Oaks Blvd Fair Oaks, CA 95628	
]	Final Inspection Report
Date Inspected:	
Inspected By (Signature):	
Approved: Yes	No
Comments:	

(This page submitted separately upon completion of work)

Revised 03/13/2023