

River Oaks Homeowners' Association
A Senior Community

350 Gilmore Road #115
Red Bluff, California 96080
(530)527-7945/riveroaksbod@att.net

WELCOME TO RIVER OAKS

Your Realtor, Escrow Company or Seller should have provided you with a copy of our **Bylaws, CC&Rs and Guidelines**. If you are renting, the Owner of the unit must provide you with these documents.

The following are certain items in these documents we wish to point out to you to make your transition easier; initial each box below to acknowledge that you've read each item:

☐ (1) You are required to provide proof of qualification (age and/or caregiver status) before occupying the unit. Forms may be obtained at the office:
Office hours are 9:00AM – 2:00PM (Monday through Wednesday)

☐ (2) Before taking any action that changes the appearance of your home or landscape, you must submit a plan for Board approval. This is to ensure compliance with the aforementioned documents. Some materials and plants are not allowed in our community.

☐ (3) Antennas are usually the first thing to be installed. They must be toward the rear of your house, as much as possible. **Guidelines** (pg.7)

☐ (4) Animals are welcomed but are limited to one dog and one cat. Dogs must be on a leash and animals are not allowed in the clubhouse or Pool area. Cats should be inside cats only and must be held or on a leash when in the common areas. Guidelines (pg.9), other references are in the **CC&Rs**.

☐ (5) Parking of personal vehicles should be off the streets. All regular traffic rules apply. City code states you must provide off street parking for two vehicles. All others should park in guest parking. Please abide by our 15MPH speed limit.

☐ (6) RV parking. We offer free RV storage spaces when available to the Residents. Non-resident owners may not store RV's in the RV area. All vehicles must be registered to resident. **Guidelines** (pg.11)

☐ (7) Absolutely no fences allowed on properties without Board approval. Some landscaping decorations are also not allowed. **Guidelines** (pg.12)

☐ (8) Swimming Pool rules are posted on the gate to the pool and in the Guidelines (pg.8). Guests must be accompanied by resident at all times while

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using clubhouse and/or pool. Guests are limited to four (4) persons per household. **Guidelines** (pg.7)

☐ (9) All home and lot owners are subject to yearly assessments to cover maintenance and operations costs of the Common Areas.

☐ 10) Our regular Board Meeting is held on the third Monday of each month. Members and Tenants are welcomed to attend.

☐ (11) Tenants are welcomed at Association's Social Functions.

☐ (12) Please notify the office when you plan to have a guest for more than 7 days. After 60 days they will need to register with the office.

☐ (13) All employees, board members and residents will be treated with respect. No form of harassment is tolerated at River Oaks

☐ YES ☐ NO (14) I opt out of all sharing of information pertaining to my Name, Address, and Phone Number.

*However, be advised that you will not be notified by this office of any activities or emergencies that may release your personal information and you will not be added to the River Oaks Directory. *

We advise you to be familiar with your **CC&Rs, Bylaws and Guidelines**.

I, the undersigned, do herein acknowledge that I have received a copy of this letter and informed that I will be living in a community governed by CC&Rs, Bylaws, and additional rules and I will abide by same.

Signature

Unit/Lot #

Signature

Unit/Lot #

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THANK YOU AND WELCOME TO RIVER OAKS!! 😊