



August 22, 2023

City of Citrus Heights, Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

**RE: SPECIAL PLANNING AREA APPLICATION – SYLVAN CORNERS
RESPONSE TO 2ND 30-DAY REVIEW LETTER – HOMEOWNERS ASSOCIATION**

In response to the City's 2nd 30-day Review letter, Woodside Homes is providing additional details describing the function of the Homeowners Association being applied to the Sylvan Corners development:

HOMEOWNERS ASSOCIATION

The Sylvan Corners Development is planned to have a managed Homeowners Association ("HOA"). The HOA will be formed prior to the first home closing and will perform the following duties:

- Maintain common area (open space/lettered lots): including monumentation, landscaping, lighting, passive park amenities, and walking trails.
- Maintain front yard landscaping including routine maintenance such as trimming, pruning, blowing. *Irrigation and plant replacement will be the responsibility of the homeowner.*
- Maintain the detention basin.
- Maintain development fencing located adjacent to right-of-way and open space.
- Maintain the private alley streets.
- Assist residences with annual Community Clean-up Days by providing refuse collection dumpster and temporary storage on a scheduled basis.

The CC&Rs will include, but not limited to, the following conditions:

- A private Road Maintenance Agreement implemented with the HOA per the requirements of the Sacramento Metropolitan Fire District and City Engineering Division.
- Require residents to park their vehicles in their own garages, leaving guest parking spaces available for guests.
- Guest parking and on-street parking spaces are strictly reserved for guest and overflow parking. Guest spaces shall not be used for RV or boat storage. Guest parking spaces shall also not be used for commercial vehicle parking or storage.
- Garages shall, at all times, be available for parking of vehicles. Storage within the garage, or any other use within the garage, is only allowed to the extent it does not impede parking of the vehicle(s) of the owner/tenant of the unit. All residents shall park their personal vehicle(s) in their garage. Guest parking spaces shall be available for guests.
- Driveway and Guest parking spaces cannot be used for the storage of residents' RVs, boats, trailers, commercial vehicles, etc.



- Refuse containers must be completely screened at all times, except for pick-up day. Containers must be returned to their storage spot each day, and are not allowed to be stored outside overnight.
- All outdoor lighting fixtures shall be "Dark Sky Approved" by the International Dark Sky Association and shall be approved by the HOA prior to installation. Floodlights are not allowed.
- A disclosure to buyers that the project adjoins a school and the installation of gates or other access points to the school property are not allowed.
- A disclosure to buyers who purchase homes with shared use easements. The disclosure shall clearly state the allowed uses, for each party, of the shared use easement area. Fencing details for the shared use areas shall be clearly identified.
- A disclosure for Lots 17 through 19 buyers of the 10-foot-wide drainage easement which may impact their ability to construct amenities (sheds, patios, etc.).
- No changes to the CC&Rs, having to do with public streets (i.e., parking, fire access), shall be made without the City's prior written consent.

Should you have any questions regarding the above, please contact Tauni Fessler, Land Acquisition Manager at tauni.fessler@woodsidehomes.com or (916) 790-4249.

Tauni Fessler

Woodside Homes