



WILDWOOD HOA

Tenants must be screened prior to Moving in

The process is as follows;

1. The potential tenant completes the Association application either online or in person. The screening requires a separate application for each adult 18 and over.
2. The cost is 37.50 per application
3. To verify identity, a government issued photo ID and a Social Security card is required.
4. The Association is checking for felonies and evictions the owner may have additional criteria for vetting potential tenants.
5. The results take 5 to 10 days to get results.



To do your screening online: www.lisafrancoa.com

To apply in person:

**4088 Savannah Lane
Sacramento, CA 95823**

WILDWOOD DOES PERMIT PARKING ONLY

If your permit is not displayed AND is not attached to the assigned vehicle, your vehicle will be towed. There will be **NO FURTHER WARNING**.

IF YOUR PERMIT IS RED

IT IS A RESIDENT PERMIT

DO NOT PARK YOUR VEHICLE IN THE VISITOR PARKING AREA AT THE POOL

PLEASE NOTE: If your resident permit is displayed while you are parked at the pool, your vehicle will be towed.



Note:

We can provide special permits if we determine an exception is warranted for extenuating circumstances.

Visitor/Guest Parking In Your Assigned Carport

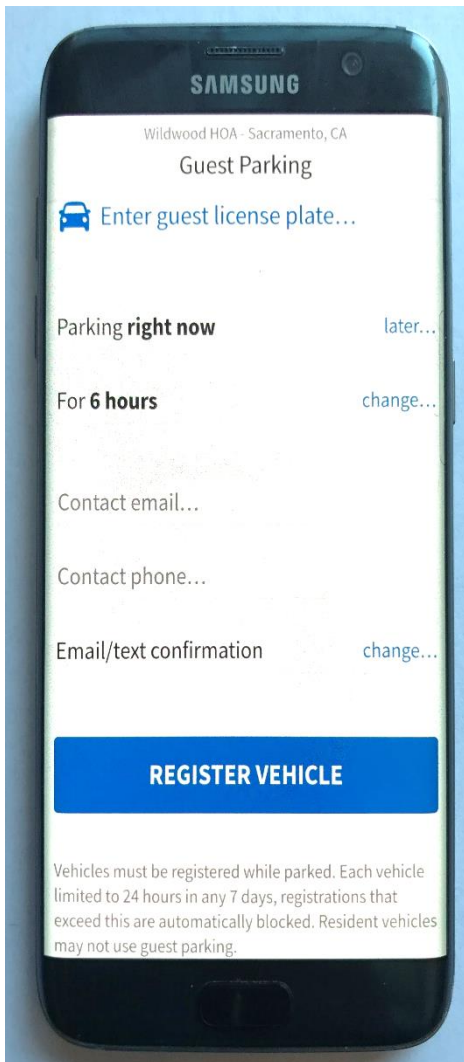
Your guests can park in your carport if you have only one vehicle or you parked your 2nd vehicle on Creeksedge.

WILDWOOD HOA GUEST/PERMIT PARKING

(SMART PHONE VIEW)

- WHEN REGISTRATING YOUR VEHICLE DONT LEAVE YOUR VEHICLE UNTIL THE REGISTRATION PROCESS IS COMPLETE.
- Confirm you have registered your vehicle correctly, (plate #, length of time, email and contact #) a text message will be sent for confirmation.
- Place your visitor permit on the rear view mirror in sight of Tow and Management.
- **IF IT IS WHITE, IT IS A VISITOR PERMIT**
Register guest permits@:

www.wildwood.guestparkingpermits.com



The image shows a Samsung smartphone screen displaying the Wildwood HOA Guest Parking registration interface. The screen has a white background with black text and a blue button. At the top, it says "Wildwood HOA - Sacramento, CA" and "Guest Parking". Below this is a blue car icon followed by the text "Enter guest license plate...". There are two input fields for "Parking right now" and "later..." with a "change..." link. Below that is a "For 6 hours" label with a "change..." link. There are input fields for "Contact email..." and "Contact phone...". At the bottom, there is an "Email/text confirmation" label with a "change..." link and a large blue button labeled "REGISTER VEHICLE". At the very bottom, there is a small disclaimer: "Vehicles must be registered while parked. Each vehicle limited to 24 hours in any 7 days, registrations that exceed this are automatically blocked. Resident vehicles may not use guest parking."

Wildwood HOA - Sacramento, CA
Guest Parking

Enter guest license plate...

Parking **right now** later...
For **6 hours** change...
Contact email...
Contact phone...
Email/text confirmation change...

REGISTER VEHICLE

Vehicles must be registered while parked. Each vehicle limited to 24 hours in any 7 days, registrations that exceed this are automatically blocked. Resident vehicles may not use guest parking.



NEWS FOR TENANTS WHO PAY RENT TO PHOENIX PARK

- **Your landlord** is Phoenix Park
 - You are moving into a Homeowners Association (“the HOA’s”).
 - Association units are owned by both private, corporate, and municipal owners.
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PHOENIX PARK WILL:

Collect rent from you
Issue door keys to you

PHOENIX PARK WILL REPAIR/REPLACE:

HOT WATER HEATER

THE AIR CONDITIONER

THE FENCE AND GATE

Issue lease violations and other notices directly to you the resident

Handle complaints relating to the inside of the unit to include the.

WILDWOOD HOA WILL

1. Assign gate codes,
2. mailbox keys
3. Address concerns about the exterior of the buildings, the roofs, and common areas
4. Issue violations to the owner of the unit if the tenant breaks any of the Rules and Regulations

No satellites can be attached to roofs, siding, or trim.



**RESIDENTS MAY NOT PLAY IN COMMON AREAS LIKE THE ONES PICTURED HERE.
FAILURE TO FOLLOW THAT RULE WILL RESULT IN FINES AGAINST THE OWNER**



+POOL KEYS ARE NOT GIVEN TO RESIDENTS



A POOL MONITOR ADMITS RESIDENTS TO THE POOL

THE POOL IS OPEN JUNE THRU JULY

THE POOL IS AVAILABLE FOR PARTIES ON SUNDAYS

THE POOL IS CLOSED SUNDAYS FOR PRIVATE PARTIES AND MONDAYS FOR CLEANING

Trash Day is every Tuesday

Do Not Roll Trash Cans Out to The Street Before 6 p.m. per the City Code below.

Failure to Roll Your Trash Can Back before Wednesday morning by 7:00 a.m. will result in The Owner of the Unit Will receive a fine.

City Code 13.10.190

Placing receptacles for collection

- A. If there is more than one collection can, the cans shall be placed closely together in one location and shall be placed within two feet of the curb. Receptacles used for the collection of **garbage** shall be placed as set forth in this section. The cans must be placed in a manner such as to be in front of any fence or other barrier or enclosure, and readily accessible from the street or alley on which the collectors conduct their route.
- B. Automatic lift **containers** shall be placed at least two feet from any obstruction, including an adjacent automatic lift container.
- C. The can or cans shall be placed for collection no earlier than twelve (12) hours prior to the scheduled collection time and only for such additional period as may be incident to collection. The can or cans shall be moved back to their normal storage location not later than twelve (12) hours after collection. No can placed for collection shall be placed on any public sidewalk or street in a manner which impedes traffic or drainage or in any manner which creates a hazard. Any can or cans placed for collection shall be placed in a manner which will provide the collector at least thirty-two (32) inches unimpeded access thereto.
- D. For properties, places and premises serviced by the city, any can placed for collection to qualify for the rates set forth in the city's fee and charge manual shall be placed in the manner set forth in this section. (Ord. 2000-036 § 2(a) (part); Ord. 2000-017 § 3 (part); prior code § 19.01.122)