



Placer County
Board of Realtors
270 Technology Way, STE 100
Rocklin, CA 95765

July 28, 2017

Re: Implementation of Special Use Fee

To whom it may concern;

Effective October 1, 2017 Sun City Roseville will implement a Special Use Fee of \$1,500.00 to all new homeowners. This fee is being imposed in order to keep our community relevant, with up to date amenities and Common Area facilities which will help to ensure the community maintains strong property values. This Special Use Fee may be pre-paid in escrow or will be due in the Administration Office at the time of registration when the Activity Card is requested and distributed.

Each new homeowner will be required to pay the Special Use Fee of \$1,500.00 in order to obtain an Activity Card which enables residents to use Association Facilities, enjoy Association planned activities, join Association Clubs or Groups and take advantage of the resident rates for Golf. *(Should the homeowner choose to decline to pay the Special Use Fee they will be asked to initial a document during the registration process acknowledging they have willingly chosen to forego the Association amenities as noted above. This will stay in effect for themselves and any current or future tenants residing at that property until such time the property is sold or the Special Use Fee is paid. Please note declining the Special Use Fee does not exclude owners from paying the quarterly assessments).*

All monies received from the collection of the Special Use Fee will be placed in a special account which is specifically dedicated for use of future enhancements of the Common Area to the benefit of all homeowners and residents of the community.

The Association's Board of Directors, Management Staff and Properties Committee are diligent in inspecting the Common Area and being proactive in planning to ensure our Common Area facilities are up to date and promote the lifestyle our homeowners have come to know.

Yours truly,

A handwritten signature in black ink, appearing to read "Earl Wiklund".

Earl Wiklund
Executive Director