



# NEPENTHE ASSOCIATION

1131 Commons Drive, Sacramento, CA 95825  
916.929.8380 FAX: 916.929.1773  
nepenthe@fsresidential.com

Dear Local Realtor:

Please allow me to introduce you to Nepenthe Association! We are a premier 590-unit townhome community nestled in the Campus Commons area of Sacramento. We are just a short walk from the Guy West Bridge which connects Sac State University to the west side of the American River.

This unique and beautiful community is renowned for its majestic urban forest of mature cedars, redwoods, tulip trees, oaks and more. Home values in our neighborhood have remained consistently steady throughout the years including during the great recession.

As a Planned Unit Development, each homeowner owns the lot upon which their home sits. Owners also benefit from a very comprehensive maintenance program included in the Nepenthe CC&Rs. Dues pay for roof and siding maintenance, fences, exterior painting, all common area landscaping including the care of 2,000+ trees, maintenance and replacement of sidewalks and pathways, three recreation centers including pools, spas, tennis courts, pickleball courts and a fitness center. Nepenthe also provides major hazard and flood insurance for each property. The association is governed by a volunteer Board of Directors and is professionally managed by FirstService Residential, an international leader in the field of community association management.

If you are marketing a home within Nepenthe Association we would like to welcome you to tour our recently remodeled clubhouse at 1131 Commons Drive and encourage your clients to ask any questions they might have. We would also like to highlight a few important things your clients should know before buying in this unique and beautiful enclave.

First, each townhome has a two car garage and the CC&Rs are very clear that the garage is to be used for the parking of vehicles only and not to be converted to any other purpose or used for storage if such storage will preclude parking within it. While on the theme of parking, it is important to note that on the two private streets, Dunbarton and Elmhurst, parking is reserved for contractors and guests only.

Second, recreational vehicles of any type are prohibited within the development. This includes van conversions. The same holds true for trailers, boats, non-operational vehicles, etc.

Third, homes that are not occupied by their owner as a Primary Residence are subject to an annual surcharge which is a direct pass through expense from the National Flood Insurance Exchange. This surcharge is assessed as part of the flood insurance policy and is due and



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payable April 1<sup>st</sup> of each year. It is added to the owner's April homeowner assessment statement.

Fourth, the Nepenthe Association requires owners to submit certain documents regarding each property owners and occupants. These documents include, but are not limited to: the Resident Information Form detailing automobile information, emergency contacts, phone numbers and occupant names; lease agreements signed by tenants; and any other information determined by the Association to be needed for the effective Management of the property. All submitted documents must be kept up to date.

Realtors, potential purchasers, and those wishing more information about Nepenthe, its advantages, and governing rules and process, are more than welcome to stop by the Nepenthe Clubhouse. Our onsite staff is happy to provide assistance.

Sincerely,

Bettsi Ledesma, CMCA  
General Manager

Updated 2/27/2018



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