

RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION FIRE HAZARD MITIGATION POLICY 2025-2026

References: Sections 3.6(a, b), 6.9, 7.10, 7.11, 8.2, 16.6(c) and 16.6(e) of the RHHA CC&R's and State Public Resources Code Section 4291 and Lake County Hazardous Vegetation Abatement Ordinance

Riviera Heights Homeowners Association (RHHA) is a nationally recognized Firewise USA community and member of the Konocti Fire Safe Council. Top priorities of the RHHA Board of Directors are wildfire readiness, year-round defensible space compliance, and evacuation preparedness. Our goal is to reduce the loss of life, property and habitat in Riviera Heights in the event of a wildfire. Along with many areas of Lake County, Riviera Heights is classified as a "Very High Hazard Severity Zone" by Cal Fire. As such, for the protection of our homeowners, RHHA takes fire safety, mitigation and preparedness efforts seriously, and every owner is required to do their part to reduce fire danger on their property(s).

RHHA requires that all properties within the association boundaries be cured of fire hazard risks for fire safety year-round. Accordingly, all property owners are required to complete and maintain the following fire abatement, home hardening, and defensible space work on their properties, including but not limited to:

- A. Remove all branches within 10-feet of/or hanging over any roof, fence, house, chimney or stovepipe outlet or other structures.
- B. Limb all trees up a minimum of 6-feet above ground slope.
- C. Remove all leaves, pine needles or other vegetation on roofs, gutters, decks, porches, stairways, etc. and under trees and shrubs.
- D. Remove all dead and dying trees, plants, shrubs, broken or downed branches.
- E. Limb all large shrubs a minimum of 3-feet above ground slope.
- F. Remove all highly flammable trees within 30-feet of structures.
- G. Reduce size of tree canopy to allow a minimum of 10-foot separation between trees to prevent fire spread.
- H. Remove or separate live flammable ground cover and shrubs. Cut shrubs into islands/sections for fire breaks.
- I. Reduce or thin the number of saplings, trees or shrubs, especially in rows along fence/property lines, to break up continuity of vegetation and spread of fire (ladder fuels). Must create 3-foot SEPARATION.
- J. Remove any plantings or flammable ground cover, including bark, within a 5-foot radius of home or other structure (**Zone Zero**). Or call RHHA office to learn more about "**Lean & Green**" option.
- K. Remove all flammable items stored underneath decks, stairwells, porches, or other areas around home perimeter, especially within five-foot radius of home (Zone Zero).
- L. Cut height of boundary planting alongside and near lot lines, except trees with single trunks, to a maximum of 8-feet.
- M. Remove flammable vegetation, wood piles, lumber and items near stationary propane tanks within at least 10-feet, down to bare soil, and remove any flammable structures around tanks (i.e. wooden fencing/lattice).
- N. Remove firewood (during burn ban) and lumber to at least 30-feet or as far as possible from structures, down to bare mineral soil, in all directions and cover with fire resistant tarp.
- O. Cut annual grasses and weeds down to a maximum height of 4-inches year-round.
- P. Repair or replace missing shingles, roof tiles, loose window screens and broken windows to prevent ember penetration.
- Q. No parking of vehicles, boats, jet skis, RV's, etc. is allowed on or near vegetation, grasses, weeds or brush; park vehicles only in driveways or other RHHA ARC approved paved/graveled sites.
- R. Install visible reflective address sign(s) on/near front of house, driveway, or vacant lot.

The RHHA BOD will hire a Firewise Representative/Inspector to conduct inspections of all properties in Riviera Heights to assess properties for fire risks and hazards. Upon inspection completion, property owners will be provided a copy of their inspection form, identifying alleged fire hazard and/or safety violations that need to be cured to bring your property into fire abatement compliance. Properties will be rated as CLEAR (no violation), LOW, MEDIUM OR HIGH fire hazard risk.

If your property is brought into fire abatement compliance by curing the alleged violation(s) before your scheduled hearing or you provide a financial commitment to cure the alleged violation, the Board will not impose disciplinary action.

If your property remains in non-compliance at the time of your scheduled hearing, and no agreement is reached between the property owner and RHHA Board to cure alleged violations, the RHHA Board will assess fines and penalties on your property for fire abatement non-compliance. Fine assessments for fire abatement FIRST violations are a minimum of \$100 for low risk, \$200 for medium risk and \$300 or high-risk properties. Fines and penalties will increase for 2nd and 3rd violations. Additional fines and penalties will be assessed for non-compliance, per the revised RHHA 2025-2026 schedule of fines and RHHA Enforcement and Fine policy.

Once you have brought your property into fire abatement compliance, please notify the RHHA office in writing using the enclosed RHHA Fire Risk Re-Inspection Request Form. You may return this notice to the RHHA office in person, by U.S. Mail or email. Upon receipt, your property will be re-inspected by the RHHA Fire Representative/Inspector or another authorized representative to ensure that your property has been brought into fire abatement compliance and violations are cured or advise you of any outstanding fire risk violations that still need to be cured.

SPECIAL NOTE: THERE IS NO OUTDOOR BURNING IN RIVIERA HEIGHTS EXCEPT ON LOTS OF ONE (1.0) ACRE OR OVER in accordance with approved burn permit requirements from Kelseyville Fire Protection District and Lake County Air Quality Control, and only during designated Cal Fire Burn Season when wildfire risk has been reduced. A copy of burn permit must be provided to RHHA office prior to commencement of burn. Do not burn unless clearance and weather conditions are fire safe. There is no burning of trash, garbage or other items. **While propane fire pits are allowed in RHHA, no wood burning fire pits are allowed due to extreme fire danger. Also, no fireworks are allowed in Riviera Heights. These fire hazard and safety violations are subject to a minimum fine of \$1,000 per violation.**

Adopted on: 10/23/2025