

REVISED 2025/2026 RHHA SCHEDULE OF FINES

In compliance with the passage of new California Law AB130 and revisions to CA Civil Codes 5850 and 5855, effective June 30, 2025, the RHHA Board of Directors has revised the 2025-2026 RHHA Fiscal Year Schedule of Fines accordingly.

Owners will be notified and provided due process when a Code Enforcement, ARC or Fire Abatement violation complaint is received at the RHHA Office, or when committee or Board members or inspectors have identified such violations in accordance with the RHHA By-laws, CC&R's and Fire Mitigation Policy. Owner(s) involved in an alleged violation are given a period of due process in which to correct the situation, including a hearing before the board to contest the alleged violations. If it is determined by the Board that a violation(s) has occurred, fines may be imposed at the discretion of the Board of Directors, in accordance with the schedule of fines below. If the owner cures the violation before the hearing or provides a financial commitment to cure the alleged violation, the Board will not impose disciplinary action.

The following schedule of fines/penalties are applicable unless impact of adverse health and safety issues are identified.

<u>VIOLATION</u>	<u>Fine/Penalty</u>	<u>If adverse impact on Health/Safety</u>	<u>CC&R</u>
Nuisance	\$100	\$250	7.6 & 16.2
Dog Off Leash	\$100	\$250	7.7
Commercial Breeding of Animals	\$100		7.7a
Commercial Business or Shop	\$100	\$500	7.8
Accumulated Trash or Garbage	\$100	\$250	7.9
Storage of Personal Property visible from street	\$100		7.11
Parking in unapproved areas or on grass	\$100	\$250	7.16a
Commercial Vehicles parked overnight	\$100		7.16b
Inoperable Vehicles visible on property	\$100		7.16d
Temporary Structures	\$100		7.17
Floodlights or Lighting with excessive glare	\$100		7.21
Illegal Dumping of personal trash in common areas	\$100	\$250	7.5
Open Fires or Fireworks		\$1,000	7.6 (Fire Mit. Policy)

<u>VIOLATION</u>	<u>Fine/Penalty</u>	<u>If adverse impact on Health/Safety</u>	<u>CC&R</u>
Unauthorized Use of HOA key	\$100	\$250	7.6
Noise Complaints	\$100		7.6
No Reflective Address Sign on Homes (Signs recommended, but not required on vacant lots)	\$35		7.6
Residence in non-permanent structure including RV's		\$1,000	7.17
Short-term Rentals (less than 30 days)	\$100	\$500	2.4, 7.8 & 13.7
Advertising & marketing of property for short-term rental (per advertising source)	\$100		2.4, 7.8 & 13.7
Failure to provide Tenant Information	\$100		7.8
Single Family Residential Use Only	\$100	\$500	1.32
Cannabis – No commercial growing, cultivation or processing of cannabis is allowed in RHHA compliance with CA State Law.	\$100	\$1,000	7.6 & 7.11
Exceeding number of guests allowed to use recreational area (up to 6 persons, including owner. *Fine of \$100 per extra guest)	\$100		2.2(a)

FIRE ABATEMENT/MITIGATION - Includes defensible space clearing, brush removal, limbing up of trees and reducing canopy of trees, removal of dead/dying trees, home hardening and other mitigation risks on both vacant lots and developed properties per RHHA Hazard Mitigation Policy.

<u>FIRE RISK:</u>	<u>1st Violation</u>	<u>2nd Violation</u>	<u>3rd Violation</u>
LOW:	\$100	\$200	\$300
MEDIUM:	\$200	\$300	\$400
HIGH:	\$300	\$400	\$500

The board may choose to impose additional fines for continued fire abatement non-compliance and/or to hire a vendor to abate dangerous fire risks on property if the owner does not bring their property into compliance after due process. All costs of work required to abate a property in non-compliance, plus any fines, will be assessed to property owner if fire risk is abated by RHHA due to owner non-compliance. *CC&R 7.10*. The Board may also turn a property in on-going fire abatement non-compliance over to the County of Lake Code Enforcement Division for abatement action; Membership privileges may be suspended temporarily.

ARCHITECTURAL VIOLATIONS: Section (4) Enforcement Of Rules: In the event that it comes to the attention of the Board or the ARC, that an improvement or modification is proceeding or has been completed, without proper approval, the Board shall be entitled to exercise enforcement remedies as specified in Section 16 of the Declaration. Minimum fine amount as follows, unless impact of adverse health and safety issues are identified.

<u>VIOLATION</u>	<u>Fine/Penalty</u>	<u>CC&R/Architectual Rules</u>
Failure to acquire ARC approval prior to commencement of work/exterior improvements	\$100	Sec. III (1), (2.1) & (2.3)
Failure to comply with any ARC rule	\$100	Sec. (6)
Failure to commence or complete work	\$100	Sec. (7), (7.1) & (7.2)
Failure to provide portable lavatory during construction	\$100	Sec. (19)
Tree Removal – no tree greater than 12” at base shall be removed without ARC approval. A tree that is purposely damaged to cause the tree to die is deemed the same as removing the tree.	\$100 (per tree)	Sec. (15)

****SEE REVERSE SIDE FOR SCHEDULE OF FEES****

SCHEDULE OF FEES

ESCROW FEES

Transfer Fee:	\$150.00
Demand/Statement Fee:	\$100.00
Document Fee (hard copies):	\$150.00
Failure to Return HOA Key Upon Sale of Property:	\$500.00

ARC FEES

Plan Check Fee: (Major Projects)	\$250.00
Major Variance Request Fee:	\$250.00
Major Construction Performance Deposit:	\$5,000.00
Minor Construction Performance Deposit:	\$2,000.00

CLUBHOUSE FEES

One Day Rental for Homeowners: (includes rental setup, heating/ air conditioning, tables & chairs)	\$150.00
Deposit (Refundable) for Homeowners	\$300.00

MISCELLANEOUS FEES

HOA Key Replacement:	\$125.00
Lien Filing Fee:	\$140.00
Return Check Fee:	\$25.00

Adopted on: 10/23/2025