

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION
FIRE HAZARD MITIGATION POLICY

References: Sections 3.6(b), 7.10, 8.2, 16.6(b), 16.6(c) and 16.6(e) of the CC&R's

1. Fire season is now year-round. As such, the Association CC&R's and RHHA fire mitigation policy requires that all Homeowners cut all weeds and tall grass on their lots, cut down and remove dead trees and dead tree branches, and remove fire fuel load by clearing vegetation on each homeowner's property. This includes liming up all tree branches to a minimum of 6' above the ground. This includes the un-landscaped portion of lots, hillsides and backyards and including lots not yet built on, year-round. This policy also includes the requirement to maintain lots year-round to be cleared of tall weeds and grass, dead trees, piles of dead vegetation and tree branches if a fire hazard exists. Sections 7.10 and 8.2 of the CC&R's do define owner maintenance responsibility, which include reducing the risk of fire.
2. Homeowners should, as much as possible, address all fire abatement needs on your property(s) during the lower danger time of fire season late November thru May – **and not during high fire season of June thru mid-November.**
3. From March to May each year, the Board will hire a fire industry professional to inspect and assess the fire risk of each property in Riviera Heights. Homeowner's will then be notified of any medium or high fire risks, so that owners are aware of what fire abatement work needs to be done on their property by June 1st.
4. Homeowners that have not come into compliance (Homeowners who have not maintained their lots throughout the year), if a fire hazard exists, and are in alleged violations of the CC&R's will be sent a letter notifying them of a hearing 16.6(e) date and time to appear before the Board to discuss the matter and/or contest the evidence. Section 16.6(b) and (c) of the CC&R's allows the Board to impose a fine for any violation and a per diem component for as long as the violation continues.
5. If a Homeowner has not complied with the policy by the date of the hearing, the Board can then exercise the authority granted under Section 3.6(b) of the CC&R's, to enter the Homeowners lot with 48 hours notice, perform the work necessary to cut the weeds, tall grass, remove dead vegetation, dead trees and tree branches and bill the Homeowner for the work performed.
6. Riviera Heights Homeowners Association has a burn ban in effect in our community. The only exception to this burn ban is for homeowners whose property is 1.0 acre or more, who obtain a burn permit for residential vegetation waste burning from the Kelseyville Fire Protection District, meeting all requirements of the Lake County Fire Protection and Air Quality Management

Agencies. This exception is made to reduce fire fuel and fire risk in Riviera Heights, further protecting all RHHA Homeowners

7. This policy is in place to encourage voluntary compliance with a requirement of our CC&R's, address the needs of those Homeowners who have expressed their concern regarding the potential fire hazard that weeds, tall grass, dead trees, piles of dead vegetation and tree branches create, which adds to the safety of the entire Community by mitigating the potential for a fire that would spread rapidly.
8. This policy is in concert with the published procedure for disciplinary hearings even though Section 3.6(b) of the CC&R's gives the Board the authority to take immediate corrective action under certain circumstances; fire hazard being one of those circumstances.
9. The Board of Directors can and should use some discretion in regard to the June 1st date if weather conditions make it appropriate and CDF has moved out the start of the fire season.
11. If a Homeowner does not remedy their fire abatement violations and the matter requires Firewise Committee Members and/or RHHA Board Members involvement to resolve the violation, a minimum, non-refundable administrative fee of \$100 will be imposed, in addition to fire abatement fines. This Administrative fee may be increased based on the length of time and involvement required by the Committee or Board to cure the fire abatement violations and obtain compliance.