

**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 year-round. Riviera Heights is located within a Wildland Urban Interface Area, which is prone wildfire events. As such, every property owner is required to do their part to reduce the amount of fire fuel load and danger within the Riviera Heights community. The Association CC&R's and RHHA fire mitigation policy requires that all Homeowners maintain their properties in fire abatement compliance year-round. All property owners are required to cut down all weeds and tall grasses on your property, remove dead and downed trees and branches and remove any brush, flammable vegetation within five feet of your home or other vegetation that increases the fire fuel load of your property. All tree branches are to be limbed to a minimum of 6' above the ground. This includes the un-landscaped portion of lots, hillsides and backyards. This includes undeveloped lots not yet built on. 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 define owner maintenance responsibility, which includes reducing the risk of fire.
2. Homeowners should, as much as possible, address all fire abatement needs on their 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 February to April each year, the Board will hire a fire industry professional to inspect and assess the fire risk of each property in Riviera Heights. Homeowners 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 May 1<sup>st</sup>.**
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 bring the property into compliance, including cutting weeds and tall grass, and removing dead vegetation, dead trees and tree branches. The Board will 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. No open fires without burn permits. Fireworks are not allowed at any time.
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. This adds to the safety of the entire Community by mitigating the potential for a fire that could 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 regards to the May 1<sup>st</sup> date if weather conditions make it appropriate and CAL FIRE has moved out the start of fire season.
10. 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.