

RIVIERA HEIGHTS HOMEOWNERS ASSOCIATION
FIRE HAZARD MITIGATION POLICY 2024-2025

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 and property 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).

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. Violations are subject to a minimum fine of \$1,000 per violation.**

RHHA requires that all properties within the association boundaries are **maintained year-round**. Accordingly, all property owners are required to complete 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 leaves, pine needles or other vegetation on roofs, gutters, decks, porches, stairways, etc. and under trees and shrubs (including Junipers, Rosemary, Oleanders, etc.)
- D. Remove all dead and dying trees, plants, shrubs, broken or downed branches.
- E. Limb all large shrubs (i.e. oleanders) a minimum of 3-feet above ground slope).
- F. Remove all highly flammable trees (i.e. trees (i.e. Cypress, Bay, Juniper, Spruce, etc.) within 30-feet of structures.
- G. Reduce size of tree canopy to allow a minimum of 4-foot separation between trees (i.e. Walnut) to prevent fire spread.
- H. Remove or separate live flammable ground cover and shrubs (i.e. Rosemary, Junipers)
- I. Reduce or thin 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).
- J. Remove any plantings or flammable ground cover, including bark, within a 5-foot radius of home or other structure (Zone Zero).

- 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 (i.e. Oleanders).
- 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 10-feet of structure clearance, 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 “Fire Risk Inspector” to conduct the annual inspection of all properties in Riviera Heights in March/April 2024, to assess properties for fire risks and hazards. Upon inspection completion, property owners will be provided a copy of their annual inspection form, identifying fire hazard risks that must be brought into **fire abatement compliance by June 1, 2024**. Properties will be rated as CLEAR (no violation), LOW, MEDIUM OR HIGH fire risk. **If your property is brought into compliance by June 1, 2024, no fines will be assessed.**

If after June 1, 2024 your property remains in non-compliance the RHHA Board will assess fines, penalties and administrative fees on your property until it is brought into fire abatement compliance. As part of due process, property owners will have the right to appear at a scheduled hearing before the RHHA Board to discuss and/or contest evidence of alleged violations. Fine assessments for fire abatement violations are a minimum of \$200 for low risk, \$650 for medium risk and \$1,400 for high risk, plus a \$100 non-refundable administrative fee per violation. **If your property is cleared of violations by June 30, 2024** the RHHA Board may consider rescinding part or all of any fines assessed.

If your property remains in fire abatement non-compliance after June 30, 2024, the Board may not rescind your original fine assessment. Also, additional fines and administrative fees may be assessed for on-going violations or new violations identified following year-round property re-inspections. Consideration of additional fine assessments will be based on original inspection results, increased vegetation growth and any other fire hazard risks or violations that are identified upon subsequent property re-inspections.

Once you have brought your property into fire abatement compliance, you are required to notify the RHHA office in writing using the **enclosed RHHA Fire Risk Completion Form**. You may return this notice to the RHHA office in person, by U.S. Mail, email or fax. Upon receipt, your property will be re-inspected by the RHHA Fire Inspector or other authorized representative to ensure that your property has been brought into fire abatement compliance or advise you of any outstanding fire risk violations that you still need to resolve.