

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION

FIRE ABATEMENT SCHEDULE OF FINES

It is imperative that all RHHA property owners maintain your property in fire abatement compliance on a year-round basis. Having your home or vacant lot cleared of all fire hazard and safety risk protects the lives and investments of every property owner in Riviera Heights. The RHHA BOD is responsible for helping to ensure year-round fire abatement compliance of all homeowners. One way that RHHA is able to ensure fire abatement compliance is by implementing a schedule of fines that may be assessed on properties in non-compliance, after owner notice and due process, which includes the opportunity to dispute and/or contest any alleged fire abatement violation(s) at a hearing before members of the RHHA Board of Directors.

It would be greatly appreciated by the BOD if all homeowners voluntarily clear and remove all fire risks from your properties so that the RHHA BOD does not have to take required enforcement action. The BOD would much rather have you spend your money on clearing your property – not paying fines. However, in the event that homeowners choose not to voluntarily comply with curing fire abatement violations in a timely manner, the BOD has no other choice but to impose fine assessments as a leverage to bring non-compliant properties into compliance. Again, our goal is to protect the lives and property of everyone in Riviera Heights. Any property in fire abatement non-compliance jeopardizes the safety of everyone else in our community in the event of wildfire.

Accordingly, effective November 1, 2021, fire abatement fines on properties in non-compliance will be assessed based on the severity of fire risk, including additional monthly fines for properties in continued non-compliance after 30 days of initial fine assessment as follows:

- Low Fire Risk:** **\$200 plus a \$100 non-refundable administrative fee (Total \$300)**
An additional fine of \$50 per month will be assessed for on-going violation(s) until property is brought into fire abatement compliance.
- Medium Fire Risk:** **\$650 plus a \$100 non-refundable administrative fee (Total \$750)**
An additional fine of \$75 per month will be assessed for on-going violation(s) until property is brought into fire abatement compliance.
- High Fire Risk:** **\$1,400 plus a \$100 non-refundable administrative fee (Total \$1,500)**
An additional fine of \$100 per month will be assessed for on-going violation(s) until property is brought into fire abatement compliance.

The Board is willing to work with homeowners to rescind fines once the violation is cured, depending on how quickly the property is brought back into compliance as follows:

If your property is cleared of fire abatement violations within:

30 days of original fine assessment:

100% of fine will be rescinded, less non-refundable administrative fee.

31 to 60 days of original fine assessment plus additional fines for on-going non-compliance:

75% of fine will be rescinded, less non-refundable administrative fee.

61 to 90 days of original fine assessment plus additional fines for on-going non-compliance:

50% of fine will be rescinded, less non-refundable administrative fee.

91 days to 120 days of original fine assessment plus additional fines for on-going non-compliance:

25% of fine will be rescinded, less non-refundable administrative fee.

After 120 days, no fire abatement fines will be forgiven, unless by BOD approval due to extreme extenuating owner circumstances. Monthly fines as noted above will continue to be assessed until violation(s) are cured and property is brought back into compliance. It is, therefore, in the property owners' best interest to bring your property into compliance as quickly as possible. RHHA understands that lot clearing and tree removal vendors may be back logged with work during certain peak fire season times, and the RHHA BOD will consider staying additional fine assessments if the property owner provides RHHA with a signed vendor contract to have fire abatement work completed within a reasonable time. We highly recommend clearing fire abatement risks during the late fall and winter months, as much as possible, when vendors are more readily available and the weather cooler. This includes removing dead or dying trees, clearing brush, juniper removal, pruning walnut trees, having all trees limbed up at least 6' above ground slope, and clearing a critical five-foot defensible and survivable safety zone around your house.

If you pay your fine, but your property remains in violation, your property will be re-inspected and additional fines will be assessed per the above schedule of fines.

We thank you in advance for your voluntary compliance! If you have any questions, please contact the RHHA office at (707) 279-2245 or by email at rhha@att.net. We are here to help you!