

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. Association CC&R's and Board policy require that all Homeowners cut all weeds and tall grass on their lots, cut down and remove dead trees and remove piles of dead vegetation and tree branches, to include the un-landscaped portion of lots, hillsides and backyards and including lots not yet built on, by **JUNE 1st** of each year. This policy also includes the requirement to maintain lots throughout the fire season 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 off season late November thru June – **and not during high fire season of July 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 complied by June 1st and 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. The Board realizes that the start of the fire season may not be the same each year, however, it is less confusing to have a set date each year for implementation of the policy. The curing of weeds and tall grass will be different each year but our target date for cutting and cleanup needs to be fixed and easily remembered.
8. 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, add to the safety of the entire Community by mitigating the potential for a fire that would spread rapidly.
9. 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.
10. The Board of Directors can and should use some discretion regarding to the June 1st date if weather conditions make it appropriate and CDF has moved out the start of the fire season.