

***RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION***

Fines will be imposed at the discretion of the Board of Directors when a written complaint has been submitted or when Code Enforcement has noticed a violation. Owners will be notified of violations and given a period of time in which to correct the situation. This does not include fire abatement/environmental safety issues or ARC rules which are addressed separately. All violations have a minimum set fine as listed below. **Depending on severity and multiplicity, fines could be increased up to \$1000.00 and a per diem of 10% will be assessed.**

**SCHEDULE OF FINES**

<b>Violation</b>	<b>Minimum Fine or Penalty</b>	<b>CC&amp;R</b>
Dog off leash	\$100.00	7.6
Nuisance	\$250.00	7.6
Commercial breeding of animals	\$250.00	7.7a
Commercial business or shop	\$500.00	7.8
Accumulated trash or garbage	\$100.00	7.9
Storage of personal property visible from street	\$250.00	7.11
Parking in unapproved areas	\$100.00	7.16a
Commercial vehicles parked overnight	\$100.00	7.16b
Inoperable vehicles visible on property	\$100.00	7.16d
Temporary buildings	\$100.00	7.17
Floodlights or lighting with excessive glare	\$100.00	7.21
Open fires w/out approved burn permit or fireworks	\$100.00	
Illegal dumping of personal trash in common areas	\$100.00	
Unauthorized use of HOA key	\$250.00	
Noise complaints	\$150.00	
Trash can violation per incident	\$50.00	
Residence in non-permanent structure including RV's	Up to \$1,000.00	7.17
Fire Abatement/Tree trimming removal	Up to actual cost of work required.	
Lot clearing	Up to actual cost of work required.	

**ARC**

Failure to provide portable lavatory during construction	\$150.00.	
Failure to comply with any ARC rule	Up to \$1,000.00.	
Failure to acquire ARC approval	Up to \$1,000.00.	
Tree removal >12" at base without ARC approval (A tree that is purposely damaged so as to cause the tree to die is deemed the same as removing the tree.)	\$1,000.00	#15 ARC Rules

*RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION*  
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SCHEDULE OF FEES

ESCROW FEES

Transfer Fee:	\$150.00
Demand/Statement Fee:	\$100.00
Document Fee (hard copies):	\$150.00
Failure to return HOA Key upon sale of property	\$500.00.

ARC FEES

Plan Check Fee: (Major Projects)	\$250.00
Major Variance Request Fee:	\$250.00
Major Construction Performance Deposit:	\$5,000.00
Minor Construction Performance Deposit:	\$2,000.00

CLUBHOUSE FEES

One Day Rental for Homeowners (includes rental setup, heating/ air conditioning & cleaning fee)	\$125.00
Deposit (Refundable) for Homeowners	\$300.00

MISCELLANEOUS FEES

HOA key replacement:	\$125.00
Lien filing fee	\$140.00.
Return check fee	\$25.00.