

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION

Fines will be imposed at the discretion of the Board of Directors when a written complaint has been received at the RHHA office or when committee members or inspectors for Fire Abatement, Code Enforcement or ARC have identified a violation per the RHHA By-laws, CC&R's and Fire Mitigation Policy. Owners will be notified of violations and given a period of time in which to correct the situation. All violations have a minimum set fine as listed below. **Depending on severity, additional fines may be assessed for continued non-compliance. Also, interest of 1% per month (12% APR) may be assessed on any outstanding homeowner account balances. A non-refundable administrative fee starting at \$100 per incident may also be assessed upon board determination of any Fire Abatement, ARC or Code Enforcement violation.**

In addition to the Fire Abatement Schedule of Fines, the following schedule of fines are applicable.

2022/2023 SCHEDULE OF FINES

<u>Violation</u>	<u>Minimum Fine or Penalty</u>	<u>CC&R</u>
Nuisance	\$250.00	7.6
Dog off leash	\$100.00	7.7
Commercial breeding of animals	\$250.00	7.7a
Commercial business or shop	\$500.00	7.8
Accumulated trash or garbage	\$250.00	7.9
Storage of personal property visible from street	\$250.00	7.11
Parking in unapproved areas or on grass	\$100.00	7.16a
Commercial vehicles parked overnight	\$100.00	7.16b
Inoperable vehicles visible on property	\$100.00	7.16d
Temporary Structures	\$100.00	7.17
Floodlights or lighting with excessive glare	\$100.00	7.21
Open fires w/out approved burn permit or fireworks	\$1000.00	Fire Mit. Policy & 7.6
Illegal dumping of personal trash in common areas	\$100.00	7.5
Unauthorized use of HOA key	\$250.00	7.6
Noise complaints	\$150.00	7.6
Residence in non-permanent structure including RV's	\$1,000.00	7.17
Short-term home rental (less than 30 days)	\$ 500.00	7.8
Fire Abatement, including lot clearing, limbing up of trees and removal of dead/dying trees (if fire risk is abated by RHHA due to owner non-compliance).		Actual cost of work required to abate, plus any fines and interest assessed (per Fire Abatement Schedule of Fines). 7.10
Canabis – No commercial growing, cultivation or processing of cannabis is allowed in RHHA in compliance with CA State Law	\$1,000.00	7.6, 7.11

ARC

Failure to provide portable lavatory during construction	\$150.00	ARC
Failure to comply with any ARC rule	\$1,000.00	ARC
Failure to acquire ARC approval	\$ 250.00	ARC
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 per tree	7.22

2022/2023 SCHEDULE OF FEES

The following schedule of fees are applicable:

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