

## **RHHA SCHEDULE OF FINES**

Owners will be notified and provided due process when a Code Enforcement, ARC or Fire Abatement violation complaint is received at the RHHA Office, or when committee members or inspectors have identified such violations in accordance with the RHHA By-laws, CC&R's and Fire Mitigation Policy. Owner(s) involved in an alleged violation are given a period of due process in which to correct the situation, including a hearing before the board to contest the alleged violations. If it is determined by the Board that a violation(s) has occurred, fines may be imposed at the discretion of the Board of Directors, in accordance with the schedule of fines below. A non-refundable administrative fee of \$100 per incident may also be assessed upon board determination of any Fire Abatement, ARC or Code Enforcement violation.

Depending on severity, additional fines may be assessed, after due process, for continued non-compliance at the discretion of the RHHA Board.

**The following schedule of fines are applicable:**

<u>Violation</u>	<u>Minimum Fine or Penalty</u>	<u>CC&amp;R</u>
<b>Nuisance</b>	<b>\$250</b>	<b>7.6 &amp; 16.2</b>
<b>Dog Off Leash</b>	<b>\$100</b>	<b>7.7</b>
<b>Commercial Breeding of Animals</b>	<b>\$250</b>	<b>7.7a</b>
<b>Commercial Business or Shop</b>	<b>\$500</b>	<b>7.8</b>
<b>Accumulated Trash or Garbage</b>	<b>\$250</b>	<b>7.9</b>
<b>Storage of Personal Property visible from street</b>	<b>\$250</b>	<b>7.11</b>
<b>Parking in unapproved areas or on grass</b>	<b>\$100</b>	<b>7.16a</b>
<b>Commercial Vehicles parked overnight</b>	<b>\$100</b>	<b>7.16b</b>
<b>Inoperable Vehicles visible on property</b>	<b>\$100</b>	<b>7.16d</b>
<b>Temporary Structures</b>	<b>\$100</b>	<b>7.17</b>
<b>Floodlights or Lighting with excessive glare</b>	<b>\$100</b>	<b>7.21</b>
<b>Illegal Dumping of personal trash in common areas</b>	<b>\$250</b>	<b>7.5</b>
<b>Open Fires or Fireworks</b>	<b>\$1,000</b>	<b>7.6 (&amp; Fire Mit. Policy)</b>
<b>Unauthorized Use of HOA key</b>	<b>\$250</b>	<b>7.6</b>
<b>Noise Complaints</b>	<b>\$150</b>	<b>7.6</b>
<b>No Reflective Address Sign</b>	<b>\$35</b>	<b>7.6</b>
<b>Residence in non-permanent structure including RV's</b>	<b>\$1,000</b>	<b>7.17</b>



<b>Short-term Rentals</b> (less than 30 days)	<b>\$1,500</b>	<b>7.8</b>
<b>Failure to provide Tenant Information</b>	<b>\$100</b>	<b>7.8</b>
<b>Cannabis</b> – No commercial growing, cultivation or processing of cannabis is allowed in RHHA compliance with CA State Law.	<b>\$1,000</b>	<b>7.6 &amp; 7.11</b>

**FIRE ABATEMENT/MITIGATION** - includes defensible space clearing, brush removal, limbing up of trees and reducing canopy of trees, removal of dead/dying trees, home hardening and other mitigation risks on both vacant lots and developed properties per RHHA Hazard Mitigation Policy.

<b>LOW Fire Risk:</b>	<b>\$200 plus a \$100 non-refundable administrative fee (total \$300).</b>	
<b>MEDIUM Fire Risk:</b>	<b>\$650 plus a \$100 non-refundable administrative fee (total \$750).</b>	
<b>HIGH Fire Risk:</b>	<b>\$1,400 plus a \$100 non-refundable administrative fee (total \$1,500).</b>	

The board may choose to impose additional fines for continued fire abatement non-compliance and/or to hire a vendor to abate dangerous fire risks on property if the owner does not bring their property into compliance after due process. All costs of work required to abate a property in non-compliance, plus any fines and administrative fees will be assessed if fire risk is abated by RHHA due to owner non-compliance. CC&R 7.10. The Board may also turn a property in on-going fire abatement non-compliance over to the County of Lake Code Enforcement Division for abatement action.

**ARCHITECTURAL VIOLATIONS: Section (4) Enforcement Of Rules:** In the event that it comes to the attention of the Board or the ARC, that an improvement or modification is proceeding or has been completed, without proper approval, the Board shall be entitled to exercise enforcement remedies as specified in Section 16 of the Declaration.

<b>Failure to acquire ARC approval prior to commencement of work/exterior improvements</b>	(up to) <b>\$1000</b>	<b>ARC</b>
<b>Failure to comply with any ARC rule</b>	<b>\$1,000</b>	<b>ARC</b>
<b>Failure to commence or complete work</b>	<b>\$500</b>	<b>ARC</b>
<b>Failure to provide portable lavatory during construction</b>	<b>\$150</b>	<b>ARC</b>
<b>Tree Removal</b> – no tree greater than 12” at base shall be removed without ARC approval. A tree that is purposely damaged to cause the tree to die is deemed the same as removing the tree.	<b>\$1,000</b> (per tree)	<b>Sec (15)</b>



## **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, tables & chairs)	\$150.00
Deposit (Refundable) for Homeowners	\$300.00

### **MISCELLANEOUS FEES**

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