

HVCA RULE NUMBER 2

FIRE ABATEMENT AND CLEANING OF LOTS

2.0 Purpose

The purpose of this rule is to establish the responsibility of Members to care for their lots in a way that maintains a safe and aesthetically pleasing community.

2.1 Responsibility

Each Owner of a Lot in Hidden Valley, whether improved or not, or owner-occupied or not, is responsible for maintaining such lot in compliance with this Rule. Lots must be maintained so as to avoid becoming a nuisance, fire, safety, or health hazard for any reason, including without limitation, the accumulation of trash or improper weed or vegetation control.

2.2 Fire Hazard Abatement

A. Each owner is responsible to accomplish minimum yearly fire abatement efforts pursuant to the Placer County Hazardous Vegetation and Combustible Material Abatement Ordinance. (See Placer County Code - Chapter 9, Article 9.32, Part 4). Those efforts include, but are not limited to:

1. Maintain one hundred foot (100') defensible space around all buildings/structures.
2. Keeping annual grasses and weeds at four (4) inches or less.
3. Limbing tree branches six feet from the ground and removing dead wood.
4. Avoiding dense accumulations of ladder fuels.
5. Removing climbing vines from trees and structures.
6. Ensuring gutters are clear of debris.

B. Stacked wood (whether firewood or lumber) must be at least 30 feet away from structures unless completely covered with a high-quality heavy tarp.

C. Please see the County Code and the Member Notification Form for the annual Board President's Fire Abatement Survey Results ("Member Notification Form is incorporated in this Rule by reference as Attachment A) for more information on ways to best maintain lots to avoid catastrophic fire damage.

2.3 Attractiveness

A. Each owner will be responsible to maintain their Lot, or Lots, to present as attractive an appearance as possible, free from scattered litter, rubbish, debris, overgrown vegetation, etc.

B. Building materials, equipment, etc., shall be stored so that it will not present a "junkyard" appearance.

2.4 Procedure

Annually, or as necessary, the Board of Directors will provide for a survey to be made during late fall or early winter, to determine those lots that present an unsightly appearance or fire hazard. The owners of such lots will be so notified in writing and requested to either accomplish the cleaning or arrange to have it accomplished. The owner must accomplish the work within the time period stated in the notice, or one year if no time period is stated.

2.5 Enforcement

A. The Board may take any or all of the following enforcement actions for failure to comply with this Rule:

1. Securing or correcting the condition(s) which violate this Rule.
2. Entering the lot or permitting the entrance of the lot by third parties hired for the purpose of curing the violation(s)
3. A fine assessment under Rule #19. 2
4. Assessing the Owner for the costs associated with bringing the lot into compliance with this Rule, including legal fees, court costs, and/or collection agency fees, may be recovered from the Owner of the Lot by any means legally available including legal actions brought on behalf of the Members of the Association. (CC&Rs Article IV, Section 9.b(iv))(CC&Rs, Article IV, Section 4(a)(iii))
5. Requesting Placer County Enforcement Officials conduct a formal inspection of the property and initiate appropriate civil enforcement actions.

Date adopted: 14 June 1984

Date amended: 9 April 1992

Date amended: TBD 2023