

# Riviera Gardens Homeowners Association



*The Coachella Valley's Community  
Management Company*

68950 Adelina Road  
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Phone: (760) 325-9500  
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## **VIOLATION PROCEDURES & FINE POLICY**

The procedures *and fine policy* in this section provide the necessary steps for notification of a violation, imposing a **fine**, and conducting an appeal hearing before the Board. All parties are expected to act within a reasonable time.

1. A violation shall be reported to the Board of Directors in writing only through the management company. The Board will address all violations on a case-by-case basis.
2. Except for Illegal Dumping, Pet Violations, and **Short-Term** Rentals, the Association will send a courtesy reminder that gives the Owner up to thirty (30) days to correct any violation.
3. If the violation is not corrected, or if the violation is for Illegal Dumping, Pet Violations, and **Short-Term** Rentals, a Hearing Notice will be sent to the owner **of record** for the individual unit giving at least ten (10) days notice of a hearing. The Board will hold all hearings regardless of whether the Owner attends the hearing. In the event the hearing is scheduled for a date the Owner is not available, the Owner can contact the Association's manager to reschedule the hearing.
4. Within fifteen (15) days after the hearing, a letter will be sent by first-class mail advising of the action taken. Any fine levied will be due and payable with the next regular association assessment.
5. Any appeal of a fine shall be in writing to the management company within thirty (30) days after notification of the fine.
6. Towing of vehicles will be immediate and will not require a hearing unless a fine is to be imposed.

## **FINE POLICY**

*Courtesy Notice-Friendly reminder notice*

*FIRST NOTICE-Hearing notice with possible \$250 fine assessed to **homeowner's account** with 15 days to correct the violation.*

*SECOND NOTICE-Hearing notice with possible \$400 fine assessed to **homeowner's account** with 15 days to correct the violation.*

*THIRD NOTICE-Hearing notice with possible \$1,000 fine assessed to **homeowner's account** with 15 days to correct the violation.*

*FOURTH NOTICE-A fine of \$50 per day will be assessed to the responsible **homeowner's account** and sent to legal counsel for corrective action. The owner will be responsible for any fees incurred by the HOA to obtain corrective action from the **responsible homeowner** including legal fees.*

## **OTHER FINE POLICIES:**

### **Illegal Dumping:**

Riviera Gardens **uses** community trash dumpsters. Illegal dumping in these trash **receptacles results in an additional** cost to the Association, as well as additional time spent in working with the disposal company. Due to this, the fine schedule for illegal dumping is as follows:

1. No friendly reminder will be provided. A hearing will be called immediately.
2. First **Violation** fine is \$1,000
3. Second Violation fine is \$2,000
4. Third Violation fine is \$3,000
5. Fourth, Violation and Continuing Violations will be assessed at \$5,000 each incidence.

**Pet Violations:**

There is an abundance of lawn area in Riviera Gardens. Owners must realize the importance of taking responsibility for their dogs. Failure to pick up dog feces or properly leash your dog **will result in the following fine for the** responsible homeowner.

1. No friendly reminder will be provided, a hearing will be called immediately.
2. First **Violation** fine is \$500
3. Second Violation fine is \$1,000
4. Third **Violation** fine is \$1,500
5. Fourth and continuing violations will be assessed at \$2,000 per occurrence.

**Short-Term Rentals:**

As the financial incentives of **short-term** renting **can** outweigh the cost of the general fine policy, short term rentals (less than 30 days) are subject to the following fine policy:

1. No friendly reminder will be provided, a hearing will be called immediately.
2. First **Violation** fine is \$1,500
3. Second **Violation** fine is \$3,000
4. Third Violation fine is \$5,000
5. Fourth and continuing **Violations** will be assessed at \$7,500 per occurrence.