



Spring Valley Lake Association
13325 Spring Valley Parkway
7001 SVL Box
Spring Valley Lake, CA 92395-5107

Health & Safety Violations

Brief Summary of CA AB130:

California's AB 130, effective July 1, 2025, made significant changes to how homeowners associations can enforce governing-document violations. An HOA cannot impose a fine greater than \$100 unless the violation may result in an adverse health or safety impact to the common area or another member's property. No interest or late fees may be added to violation fines. Homeowners must be given an opportunity to correct the violation before the disciplinary hearing.

The Association is opening a 28-day comment period to allow members to review and provide feedback on the proposed Health & Safety Violations and enforcement procedures related to the requirements of AB 130. **Please review the attached documents and submit any comments to info@svla.com no later than 5PM on Wednesday, October 21, 2026.**

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ENFORCEMENT POLICY & FINE SCHEDULE

SPRING VALLEY LAKE ASSOCIATION

INTRODUCTION

The Spring Valley Lake Association (“**Association**”) enforces the terms of the Association’s “Governing Documents.” The Governing Documents include, among others, the Association’s recorded Declaration of Covenants, Conditions and Restrictions (“**Declaration**”), Bylaws, and any Rules and Regulations (“**Rules**”) adopted by the Association’s Board of Directors (“**Board**”). Exercising that authority permits the Board to take disciplinary measures for violations, which may include, but are not limited to, the imposition of fines, suspension of membership privileges (i.e., use of Common Area facilities), and/or the use of formal legal action to compel compliance and to recover the Association’s legal fees and costs.

Owner’s Responsibility for Conduct of Others

Owners are legally responsible for the conduct of their family, tenants and guests. A Violation Notice may be issued to a tenant for a violation of the Governing Documents; however, the Owner is responsible for all liability arising from a violation by the Owner’s family, tenants and guests.

DISCIPLINARY MEASURES

MONETARY PENALTIES (FINES)

The Board may impose Monetary Penalties (“**Fines**”) against an Owner in response to a violation of the Governing Documents committed by the Owner or a person for whom the Owner is responsible. Fines shall be levied pursuant to the “Spring Valley Lake Fine Schedule” attached to this Policy.

Health & Safety Violations

For violations that may adversely impact health and/or safety of the residents, common area, and/or another member’s property the Board may determine to impose a Fine of up to \$1,000 for the violation.

Continuing Violations

In addition to the Fine amounts set forth above, if a violation is continuing (occurring over multiple days), the Board may determine to impose a Fine of up to \$50 per day until compliance is achieved. These daily Fines will commence the day after the hearing in which the Board determined to impose the daily Fines for the continuing violation.

MONETARY CHARGES (REIMBURSEMENT ASSESSMENTS)

In the event an Owner or a person for whom an Owner is responsible causes damage to the Common Area, the Board may impose a monetary charge on the Owner for the corresponding repair costs, fees or other expenses in the form of a “Reimbursement Assessment.” The

Reimbursement Assessment is due to the Association once notice of the Reimbursement Assessment is sent to the responsible Owner.

SUSPENSION OF PRIVILEGES

In addition to or in lieu of a Monetary Penalty, the Board may determine to suspend the rights of use and enjoyment of the Association's recreational common areas and common facilities of the member, member's family, tenants and guests for a period of thirty (30) days.

Nonpayment of any Assessment, Fine or Fee

In the event a member fails to pay any assessment, Monetary Penalty or fee levied against the member and their lot within ninety (90) days after its is due and payable, the rights of use and enjoyment of the Association's recreational common areas and common facilities of the member, member's family, tenants and guests shall be suspended until such time as payment is made and no delinquency exists, pursuant to Article III, Section 5.2 of the Association's Bylaws. The suspension shall become effective fifteen (15) days after notice has been provided to the member.

ENFORCEMENT PROCEDURES

FIRST NOTICE (NOTICE OF VIOLATION)

Upon the first instance of the violation, a "**Courtesy Notice**" will be sent to the violating Owner (and violating resident, if applicable). The Notice of Violation will set forth: (a) the basis for the violation, (b) the provision(s) of the Governing Documents at issue, and (c) a demand that the violation be corrected within a reasonable time period ("**Cure Period**"). The Notice of Violation will also include instructions regarding responses to the Notice of Violation.

SECOND NOTICE (NOTICE OF HEARING)

Upon the second instance of the violation, or of a continuation of the first violation after the Cure Period has expired, a **Notice of Hearing** may be sent to the violating Owner (and violating resident, if applicable). The Notice of Hearing will invite the violating Owner to a hearing with the Board in a Board meeting for the purpose of explaining the reasons for the continued non-compliance and for determining whether the Board will impose discipline upon the Owner ("**Violation Hearing**").

The Notice of Hearing may be sent by personal delivery or first-class mail at least ten (10) days prior to the date of the Violation Hearing, and shall include, at a minimum: (a) the date, time and place of the Violation Hearing, (b) the nature of the alleged violation for which the Owner may be disciplined, and (c) a statement that the Owner has a right to attend and may address the Board at the Violation Hearing.

Adverse Health or Safety Violations

Upon notification or observation of a violation that may result in an adverse impact on the health and/or safety of the residents, Common Area, and/or another Member's property, the Board may determine not to send a Notice of Violation and instead immediately proceed to sending a Notice of Hearing to the violating Owner (and violating resident, if applicable).

VIOLATION HEARING

At the Violation Hearing the Board will determine what actions are to be taken to address and resolve the non-compliance. Such actions may include, but are not limited to, the imposition of Fines and/or suspension of membership privileges.

If the Board and the violating Owner are not in agreement after Violation Hearing, the Owner shall have the opportunity to request Internal Dispute Resolution (“IDR”) pursuant the Association’s IDR Policy. If the Board and the violating Owner are in agreement after the Violation Hearing, the Board shall draft a written resolution. The written resolution shall be signed by the Board and the Owner. The resolution is judicially enforceable.

Adverse Health or Safety Violations

For a violation that may have an adverse impact on the health and/or safety of the residents, Common Area, and/or another Member’s property, a Notice of Hearing may be sent to the violating Owner (and violating resident, if applicable) immediately and without first having sent a Notice of Violation. In addition to the Violation Hearing procedures set forth above, the Board will prepare a written finding or resolution at the Violation Hearing specifying the adverse health or safety impact, and adopt the finding/resolution during an open Board meeting. If the Board previously adopted such a finding/resolution covering the violation at issue, no subsequent finding/resolution need be adopted.

Notification of Hearing Results

The Board will notify the Owner within fourteen (14) days following the Violation Hearing as to what disciplinary action(s) will be taken in response to the violation, as well as what further measures the Board may take should the non-compliance continue (i.e., the continued levying of Fines and/or the institution of legal action).

Owner Opportunity to Cure

No Fine will be levied if the violation is cured prior to the Violation Hearing. If the violation cannot be cured prior to the Violation Hearing, the Fine will not be imposed if the violating Owner provides financial commitment to cure the violation. There are certain violations which are “uncurable”—a violation is “uncurable” if it consists of a non-continuing, completed act for which there is no reasonable remedial action that would undo the misconduct or bring the Owner into compliance before the Violation Hearing (e.g., an incident involving reckless boat operation). The cure exceptions above do not apply to uncurable violations. For uncurable violations, the Board may impose a Fine notwithstanding the fact that the conduct has ceased.

EXPEDITE RESOLUTION

At any time during the enforcement, the Board may determine that it is in the Association’s best interest to expedite the resolution of the matter through, among other things, immediately setting the matter for a Violating Hearing, transferring the matter to the Association’s legal counsel, and/or the institution of legal action against the Owner. Should such legal action be instituted, the Association is entitled to recover from the violating Owner the Association’s reasonable attorneys’ fees and costs incurred.



SPRING VALLEY LAKE ASSOCIATION RESOLUTION OF THE BOARD OF DIRECTORS

ADVERSE HEALTH & SAFETY VIOLATIONS

(Civ. Code, § 5850)

WHEREAS, Civil Code section 5850 does not permit the Board of Directors (“**Board**”) to impose a monetary penalty for a violation of the governing documents in excess of one hundred dollars (\$100) per violation, except where the Board determines that the violation may result in an adverse health or safety impact on the common area or another Association member’s property (“**Adverse Health & Safety Violation**”);

WHEREAS, the Board, pursuant to its rule-making authority under the governing documents and Civil Code section 4340 et seq., adopted an Enforcement Policy & Fine Schedule for the Association which authorizes the imposition of monetary penalties greater than \$100 for Adverse Health & Safety Violations;

WHEREAS, Civil Code section 5850(d)(2) requires that, before exercising its authority to impose a monetary penalty greater than \$100 for an Adverse Health & Safety Violation, the Board must make a written finding specifying the adverse health or safety impacts in a Board meeting that is open to the members;

WHEREAS, the Board desires to adopt this Resolution to document its written findings of what types of violations constitute Adverse Health & Safety Violations, in satisfaction of Civil Code section 5850(d)(2).

NOW, THEREFORE, BE IT RESOLVED that the Board finds that the violations listed on **Exhibit A** to this Resolution may result in adverse health or safety impacts on the common area or another Association member’s property, and therefore provide grounds for the Board to impose a monetary penalty in excess of \$100, pursuant to the Association’s Enforcement Policy & Fine Schedule and Civil Code section 5850;

RESOLVED FURTHER that if the Board intends to impose a monetary penalty in excess of \$100 for an Adverse Health & Safety Violation which is not contemplated by Exhibit A to this Resolution, the Board shall, prior to sending the violating owner notice of the Board’s decision to impose the monetary penalty, make a written finding in an meeting that is open to the members regarding the adverse health and safety impacts that may result from that violation;

RESOLVED FURTHER that the Secretary of the Board is hereby instructed to attach the executed copy of this Resolution to the official minutes of the Board meeting at which this Resolution was adopted, such that the executed copy of this Resolution is incorporated into the meeting minutes and thereafter permanently kept as part of the Association’s records.

EXHIBIT A

ADVERSE HEALTH & SAFETY VIOLATIONS

Violations of the Association's governing documents that relate to any of the following are considered Adverse Health & Safety Violations under the Association's Enforcement Policy & Fine Schedule and Civil Code section 5850.

I. FIRE HAZARDS

- Use or storage of fireworks or explosives
- Open flames in prohibited areas (e.g., patios, balconies, hallways)
- Charcoal or wood-burning barbecues on balconies or near structures
- Storage of flammable or combustible materials in units, garages, or storage lockers
- Improper storage of lithium-ion batteries or e-bikes in enclosed spaces on association property
- Tampering with or disabling smoke detectors, fire extinguishers, or sprinkler heads
- Use of space heaters or appliances known to pose fire risk

II. STRUCTURAL & BUILDING SAFETY HAZARDS

- Unpermitted construction work or renovations without Association/City approval
- Balcony or deck alterations compromising structural integrity or waterproofing
- Tampering with roofing systems, affecting drainage or water intrusion
- Blocking or damaging access required for emergency inspections
- Failure to report known structural damage (e.g., cracks, sagging, rot)

III. PLUMBING, FLOOD, AND MOLD RISKS

- Drainage system blockages or redirection of water toward another property or common area
- Failure to report or remediate known mold or mildew infestations
- Hoarding or improper storage of damp materials contributing to mold growth
- Tampering with shared plumbing systems (e.g., common sewer or sprinkler lines)

IV. OBSTRUCTION OF EMERGENCY ACCESS AND EGRESS

- Parking in prohibited areas, red zones, fire lanes, or blocking emergency exits on association property
- Tampering with fire exit doors, emergency lighting, or alarm pull stations

V. CONDUCT THAT CREATES IMMEDIATE SAFETY THREATS

- Physical altercations, threats, or intimidation of neighbors or staff
- Underage or excessive consumption of intoxicants in common areas
- Throwing or dropping items from balconies or upper floors
- Discharge of firearms or airsoft/pellet guns on the property

VI. ANIMAL & PEST CONTROL ISSUES

- Keeping aggressive, vicious, or untrained animals known to bite or attack
- Repeated failure to leash dogs in common areas
- Allowing pets to defecate or urinate in prohibited areas
- Failing to, or improperly disposing of, pet waste
- Feeding feral cats, rodents, or wildlife leading to infestations
- Failure to address rodent, insect, or bird infestations

VII. VEHICLE-RELATED SAFETY HAZARDS

- Reckless or excessive speeding on Association Property or driveways
- Driving under the influence within the community on association property or driveways
- Repairs involving jacks, welding, or flammable materials in driveways, garages or common areas
- Oil leaks or chemical spills from vehicles damaging asphalt or creating slip hazards

VIII. BOAT-RELATED SAFETY HAZARDS

- Reckless driving or excessive speeding
- Operator under the influence
- Wrong direction of travel

IX. HAZARDOUS SUBSTANCES & ENVIRONMENTAL CONTAMINANTS

- Improper disposal, use or storage of paints, solvents, fuels, pesticides, batteries or any other hazardous substances
- Unauthorized use of toxic or corrosive cleaning agents in common areas
- Exposing others to noxious substances, smoke or odors

X. SECURITY AND UNAUTHORIZED ACCESS RISKS

- Renting the Unit for a period of less than thirty (30) days (i.e., short-term rental)
- Propping open or disabling common area doors intended to restrict access
- Duplicating and distributing community access devices without authorization
- Providing entry to unauthorized vendors or solicitors
- Tampering with or disabling security cameras, locks, or lighting
- Trespassing into restricted mechanical rooms, rooftops, or maintenance closets



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Spring Valley Lake Association Fine Schedule

Citation Review Committee fine recommendations are based upon consideration of each case as an individual set of circumstances. Exacerbating circumstances as well as matters of extenuation or mitigation are considered by the Committee in making its recommendation. This fine schedule was approved by the Board of Directors as amended on January 27, 2025, by The Board of Directors.

PART I

Boating Violations, Including:

Code #	Recommended Minimum Fine
1 Reckless, negligent or unsafe operation	\$500.00 *
2 Intoxicated Operator	\$1,000.00 *
3 No qualified water skier observer	\$100.00
4 Not using orange flag	\$100.00
5 Overload vessel	\$100.00
6 Failure to obey patrol direction	\$100.00
7 Wrong direction of travel	\$300.00 *
8 Excessive speed	\$100.00
8.1 1 to 10 mph over speed limit; plus \$5.00 per mph over 35 mph.	\$100.00
8.2 11 to 15 mph over speed limit; plus \$5.00 per mph over 35 mph.	\$200.00 *
8.3 16 to 20 mph over speed limit; plus \$5.00 per mph over 35 mph.	\$300.00 *
8.4 Over 21 mph over speed limit; plus \$5.00 per mph over 35 mph.	\$400.00 *
9 Failure to maintain required insurance	\$100.00
10 Hit and run accident	\$1,000.00 *
11 High speed operation or water skiing in lake fingers	\$200.00
11.2 Exceeding "No Wake" in designated areas or 5mph	\$100.00 *
11.3 PWC jumping wake of another vessel	\$100.00

Other Boating Violations, including but not limited to:

12 Tampering with buoys	\$100.00
13 Unsafe Equipment	\$100.00
14 Excessive noise	\$100.00
15 Operating without SVL Vessel Operator Permit	\$100.00
16 Prohibited hours of operation	\$100.00
17 Unregistered Vessels	\$100.00
18 Tampering with or unauthorized use of SVLA boat registration sticker	\$100.00
19 Illegal Launch	\$100.00
20 Unauthorized mooring at dock, shore or buoy	\$100.00
21 Water Skiing before 7:00 AM or after sunset	\$100.00
22 Operating a personal watercraft without SVL's Vessel Operator Permit (VOP)	\$100.00
23 Underage operator of vessel on Spring Valley Lake	\$250.00 *
24 Miscellaneous boat violations	\$100.00

Fishing Violations, including, but not limited to:

31 Taking of fish exceeding limit	\$100.00
32 Fishing at prohibited times	\$100.00
33 Use of more than 2 rods or 1 hand line with no more than 3 hooks	\$100.00

Equestrian Estates and Trail Violations, including, but not limited to:

Code #	Recommended Minimum Fine
41 Unsafe act	\$100.00
43 Failure to respond to eviction notice	\$100.00
44 Failure to comply with boarding agreement	\$100.00
45 Failure to comply with EQ rules	\$100.00
45.1 Lack of horse immunization records on file	\$100.00
46 Unauthorized motor vehicles on trail	\$100.00
47 Dumping debris on trails	\$100.00
48 Failure to properly clear and dispose of manure	\$100.00
49 Failure to wear protective headgear	\$100.00

Miscellaneous, including but not limited to:

42 Abuse of animals	\$100.00
50 Swimming rules 7.0, all rules / Jumping off Pier	\$500.00 *
51 Threatening actions whether abusive language or physical action directed toward any SVLA employee, Board member, Committee member	\$250.00-2,500.00 *
52 Illegal or improper parking on Association property	\$100.00
53 Littering on Association property	\$100.00
54 Use of bicycles or skateboards at Meadowlark park	\$100.00
55 Use of facilities during prohibited hours	\$100.00
56 Use of glass containers on beaches & playgrounds	\$200.00 *
57 Improper operation of motorcycles or all-terrain vehicles or golf carts on Association property	\$100.00
58 Misuse of Association ID cards or guest passes	\$100.00
58.1 No SVLA Membership cards	\$100.00
59 Nuisance to neighborhood	\$500.00 *
60.1 Vandalism/damage to Association property	\$100.00
60.2 Trespassing or damage to SVLA properties	\$100.00
60.3 Use or possession of narcotics, controlled substances, or any unlawful activities on Spring Valley Lake Association properties	\$500.00 *
61 Unauthorized use of trash containers	\$100.00
62 Operating a home-based business	\$100.00
63 Using an R.V. or structures as a dwelling	\$100.00
64 Keeping an excess number of animals according to County Code and Apple Valley Code	\$100.00
65 Keeping of animals other than dogs, cats, horses on property	\$100.00
66 Noisy animal/annoyance to neighborhood	\$100.00
66.1 Aggressive animal or animal attack	\$500.00 *
67 Uncontrolled and/or unleashed dog	A-\$100 B-\$250
67.1 Not picking up after your dog	\$300.00 *
68 Improper parking on residential lots	\$100.00
69 Failure to erect a 2 or 3 sided structure w/a roof (shade) in a corral	\$100.00

Code #	Recommended Minimum Fine
70 Starting construction on a Sea Wall without the Community Architectural Liaison Present	\$100.00
71 Starting construction, renovations or modifications, without Architectural Committee approval (each violation)	\$100.00
71A Walls/ Fences	\$100.00
71B Sheds	\$100.00
71C Patio	\$100.00
71D Painting	\$100.00
71E Flag Pole	\$100.00
71F Basketball hoop	\$100.00
71G Room Additions/Garages	\$100.00
71H House/Multiple Units	\$100.00
71I Docks/Decks	\$100.00
71J Sea Wall	\$100.00
71K Antenna visible to the public	\$100.00
71L All other types of construction improvements	\$100.00
72 Non-conformance with approved plans (to include slow construction)	\$100.00
<u>Failure to Obtain Required Architectural Department Inspections and Approvals.</u>	
72.1A SETBACK: Prior to pouring concrete foundation slab, a setback inspection is required to verify correct location of approved construction in relation to established setback lines	\$100.00
72.1B CONTINUITY: Prior to stuccoing to insure exterior compliance with approved plans.	\$100.00
72.1 FINAL: Upon completion of building and landscaping to verify compliance with approved design. Architectural Policies and construction time limits.	\$100.00
73 Failure to cut weeds	\$100.00
73.1 Failure to keep drainage easement clear.	\$100.00
73.2 Failure to control weeds in aquatic plants in the lake shore easements	\$100.00
Code #	Recommended Minimum Fine
74 Uncontrolled trash or unsightly construction site	\$100.00
75 Placing construction materials or debris on other properties w/o owners written permission	\$100.00
76 Violation of sign policy (Residential).	\$100.00
76.1. Violation of sign policy (Commercial)	\$100.00
77 Failure to landscape or maintain landscaping	\$100.00
77.1 Failure to maintain trees, shrubs and other landscaping materials within the property boundaries on improved or unimproved lots.	\$100.00
78 Trash cans, trash, debris, appliances, other unsightly objects on property	\$100.00
78.1 Failure to remove outside seasonal, festive or holiday decorations or lights by the 30 th calendar day after the event date	\$100.00
78.2 Trash can(s) left in view 24 hours after pickup.	\$100.00
79 Failure to maintain and or/paint residence, fences, gates, outbuilding, etc.	\$100.00
80 Failure to comply with model home policies	\$100.00
80.1 Model home open w/o Committee approval	\$100.00
81 Failure to post house numbers	\$100.00
82 Failure to maintain docks and similar waterfront structures	\$100.00
83 Failure to comply with Board of Directors determination or directions	\$100.00
84 Placement of trailer or construction shack without Architectural Committee approval	\$100.00

85 Failure to maintain plants on unimproved lots	\$100.00
86 Unauthorized cultivation on or use of the greenbelt or equestrian trails	\$100.00
87 Unauthorized use of or modification to any Association property, shrubs, plants, or trees (fine plus cost of repair)	\$100.00
88 Other Architectural Violations	\$100.00
<u>Administration Fee</u>	\$65.00
PART II Repeated or uncorrected violations by a property owner or a member of his/her immediate family may result in multiple additional fines until it is corrected.	

* Denotes and Adverse Health & Safety Violation