



Mount Baker Rim

Community Club

SCHEDULE OF VIOLATIONS & FINES

(Amended November 16, 2018 – Resolution 2018-04)

Note: As per the MBR Bylaws, the maximum fine allowable is equal to the current year membership dues.

This summary of fines is based on authority delegated to the MBR Board in the community Covenants and Bylaws. Subsequent infractions for most of these fines will be double the first infraction amount if occurring within 12 calendar months. Under some circumstances the Board may find it necessary to impose a 'per day fine' for certain violations.

1. Breaking or 'running' the entry gate. 'Running' the gate usually involves a vehicle intentionally bypassing gate security by tailgating another vehicle through the gate before it closes. Any intentional act to bypass gate security resulting in damage or malfunction of the gate constitutes breaking the gate.

'Running' the gate \$100

Breaking the gate* \$200

**Timely confession of gate break may result in a fine reduction at the Caretaker's discretion*

2. Excessive or Unacceptable Intrusive Noise. A fine up to a maximum as set out by the Board.

3. Fireworks not allowed. The discharge of fireworks is not allowed within MBR at any time.
Up to maximum fine allowable

4. Unkempt properties & buildings. Includes trash, debris, junk, unlicensed vehicles, temporary storage buildings, travel trailers observed in 'long-term storage', boats and other items as defined by the MBR Board.
Up to maximum fine allowable

5. Unsafe driving. This includes not following posted community street signs i.e. stop signs and speed limit signs, driving off the paved roadway on community or private property, driving vehicles not licensable in Washington state, and failure to use due care and caution.

Up to maximum fine allowable

6. Renting out your residence before one year ownership of your residence is complete.

\$250 minimum

Further violations will receive up to the maximum fine allowable and/or a per day fine starting at \$25

7. Failure to file Renter (Tenant) Registration form. This applies to the rental of owner properties for which owners (or property managers) fail to file a completed 'Renter (Tenant) Registration' form with the office prior to the first date of occupancy.

\$100 minimum up to maximum fine allowable

8. Filing an incomplete or inaccurate Renter (Tenant) Registration form. This applies to the rental of owner properties for which owners (or property managers) fail to file a completed or signed registration form or file a form with inaccurate information prior to the first date of occupancy. The first infraction will elicit a warning and/or a fine.

\$25 minimum

9. Violations of community facilities. This includes failure to follow the posted rules of the swimming pool, club house, roads, tennis courts, playgrounds, sauna, horseshoe pits, etc.

Up to maximum fine allowable

10. Uncontrolled pets. This includes pets not on leash, wandering off owner's private property, or behaving in a threatening manner to others.

\$100 minimum up to maximum fine allowable

Attacking or biting incident maximum fine allowable

11. Vandalism of community property. Included in this category is defacing or destruction of road signs, breaking windows in buildings, spray painting graffiti, and damaging of contents of clubhouse, swimming pool, or tennis courts.

Cost of repairs/replacement + Up to a maximum fine allowable

12. Temporary parking or storing of trailers, equipment, or vehicles on community streets/**MBR** property, for any purpose or parking on community property, without prior MBR Board approval.

Up to the maximum fine allowable and/or a per day fine

13. Dumping unauthorized garbage. A fine will be levied based on volume & type of garbage as determined by the MBRCC Board of Directors.

\$300 minimum up to the maximum fine allowable

14. Clearing lot and/or beginning construction without obtaining a 'General Building Permit'.

\$300 minimum up to the maximum fine allowable

15. Not completing exterior of new construction within 12 months of beginning new construction, and/or not finishing landscaping within 24 months of beginning new construction.

Uncompleted ext. const. Up to maximum fine allowable/and a per day fine starting at \$25

Uncompleted landscaping Up to maximum fine allowable/and a per day fine starting at \$25

16. Outdoor burning during a burn ban. MBR covenants do not permit any outdoor fires during a burn ban; the infraction will elicit a fine.

Up to maximum fine allowable

17. Misuse of MBR gate card. This includes failure to switch an owner gate card to renter card and may result in the cancellation of the card.

\$100 minimum up to maximum fine allowable

18. Miscellaneous violations. This includes any violations or infractions not covered in the above but are not permitted as set forth by the governing rules of our By-laws, protective restrictions, and/or covenants.

Fines varied due to circumstances Minimum \$50/Maximum fine allowable

19. Improper or unsafe use of power equipment or discarding any smoking material that could result in a fire or smoldering condition that could lead to a fire. This applies at all times of the year, not just during burn bans.

Any fire or smoldering hazard that results from the unsafe or improper use of power equipment or smoking material will be fined up to the maximum allowable fine.

20. Cutting of trees over 9 inches in diameter (as measured 5 feet above ground) without written permission of the Property Standards director.

\$100 minimum up to maximum fine allowable