

MT. BAKER RIM COMMUNITY CLUB
SCHEDULE OF VIOLATIONS & FINES
(approved 1/27/2012)

This summary of fines is based on authority delegated to the MBR Board in the community By-laws and covenants. 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. 'Accidental breaking' is an unintentional act following which the party breaking the gate notifies the Caretaker or Board, in a timely fashion, that it has been broken. 'Running' the gate involves more than one car entering the community through the entry gate, at the same time. 'Running' the gate also involves driving 'in' the 'exit' side of the gate.

'Accidental breaking'	\$50
'Running' the gate	\$100

2. Unreasonable noise. This includes any intrusive noise from persistent barking of dogs (at any time of day) or noise from parties, power or manual equipment, such as weed-eaters, blowers, pressure washers, nail guns, hammers, or other sources between 11 p.m. and 7 a.m. weekdays, and 11 p.m. and 9 a.m. weekends and holidays.

Unreasonable noise	Up to a maximum of \$545
--------------------	--------------------------

3. Fireworks not allowed. The discharge of fireworks is not allowed within MBR at any time.
Up to a maximum of \$545

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 a maximum of \$545

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.

First infraction	\$100 minimum up to a maximum of \$545
------------------	--

6. 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.

First infraction	\$100 minimum up to a maximum of \$545
------------------	--

7. 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.

First infraction	\$25
------------------	------

8. 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.

First infraction	\$100 minimum up to a maximum of \$545
------------------	--

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

First infraction \$100 minimum up to a maximum of \$545

10. 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 + \$100 minimum up to a maximum of \$545

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

First infraction \$100 + \$25 per day

12. 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 a maximum of \$545

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

First infraction \$300 minimum up to a maximum of \$545

14. 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 a maximum of \$545/and a per day fine starting at \$25

Uncompleted landscaping Up to a maximum of \$545/and a per day fine starting at \$25

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

\$100 minimum up to a maximum of \$545

16. 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 a maximum of \$545

17. 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