



SCHEDULE OF FINES (2021)

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

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** 'YOU MAY GET UP TO A \$50 FINE REDUCTION FOR A TIMELY NOTIFICATION TO THE OFFICE AND VIOLATIONS DIRECTOR.'
1st - \$200 2nd - \$400 3rd - \$600 4th – Maximum allowable fine
2. **Excessive noise**
1st - \$100 2nd - \$200 3rd - \$400 4th – Maximum allowable fine
3. **Intrusive Noise**
1st - \$100 2nd - \$200 3rd - \$400 4th – Maximum allowable fine
4. **Fireworks not allowed**
1st - \$100 2nd - \$200 3rd - \$400 4th – Maximum allowable fine
5. **Unkempt properties & buildings** - Owner will receive written notice with 30 days to clean up, after that a fine of \$50 per day will be assessed.
6. **Unsafe driving**
1st - \$50 2nd - \$100 3rd - \$200
7. **Renting out your residence before one year**
1st Maximum allowable fine
If it is a long term renter then the maximum allowable fine will be assessed every 15 days until the renter is gone. For short term renters the fine will be assessed for every rental occasion
8. **Failure to file Renter (Tenant) Registration form**
1st - \$150 2nd - \$300 3rd - \$675 4th – Maximum allowable fine
9. **Filing an incomplete or inaccurate Renter (Tenant) Registration form**
1st - \$25 2nd - \$50 3rd - \$100 4th – \$200



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10. **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.

\$50 minimum, up to max allowable fine depending on severity of issue

11. **Uncontrolled pets. -Dogs Must be on Leash**

1st - \$100 2nd - \$200 3rd - \$400 4th – Maximum allowable fine

Attacking or biting incident: Immediate maximum allowable fine

12. **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.

Accidental/ Cost of repairs/ replacement/ labor

Intentional/ Max allowable fine, and card access shut off to MBR facilities for one year

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

1st - \$100 per day

14. **Dumping unauthorized garbage** - A fine will be levied based on volume & type of garbage and or yard debris as determined by the MBRCC Board of Directors.

\$300 minimum up to the maximum fine allowable

15. **Clearing lot and/or beginning construction** without obtaining a ‘General Building Permit ‘from MBR and written approval.

\$300 minimum up to the maximum fine allowable

Fine will be assessed daily if construction does not cease or clearing continues.

16. **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

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

1st - \$500 or up to the maximum fine allowable

18. **Misuse of MBR gate card.** This includes giving a card that has facility access to a contractor, or local friend who does not rent in MBR long term (one year or more with written proof) from you, as well as failure to switch an owner gate card to a renter card. This may result in the cancellation of the card.

1st - \$300 2nd - \$600 and clubhouse access on all cards to this Property owners name and/or addresses will be shut off

3rd Any additional infractions will be the maximum allowable MBR fine

19. **Miscellaneous violations.** This includes any violations or infractions not covered in this document 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



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20. **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, and also to failing to follow the counties outdoor burning safety precautions.

Any fire or smoldering hazard that results from the unsafe or improper use of power equipment or smoking material will be fined \$500 or up to max.

21. **Cutting of trees over 9 inches** in diameter (as measured 5 feet above ground) without written permission of the Property Standards director. Fines incurred are per tree even if several trees are cut all at the same time.

1st tree - \$150 2nd tree - \$300 3rd and up tree(s) all Maximum allowable fine per each tree

22. **Advertising Short Term Renter Use of Clubhouse & Pool**

1st - \$300 2nd - \$600 - and clubhouse access on all cards to this Property owners name and/or addresses will be shut off

3rd Any additional infractions will be the maximum allowable MBR fine

23. **Short Term Renters Using Member Only Amenities**

1st - \$300 2nd - \$600 - and clubhouse access on all cards to this Property owners name and/or addresses will be shut off

3rd Any additional infractions will be the maximum allowable MBR fine

24. **Giving “Short Term Renter” a Gate Card That Has Access to MBR Owner Only Facilities**

1st - \$100 2nd - \$600 - and clubhouse access on all cards to this Property owners name and/or addresses will be shut off

3rd Any additional infractions will be the maximum allowable MBR fine

25. **Failure to pick up or properly dispose of Dog Poop**

1st - \$50 2nd - \$100 3rd - \$200 4th - \$400 5th – Maximum allowable fine

26. **No Parking on Roads or Other’s Driveways**

1st - \$50 2nd - \$100 3rd - \$200 4th - \$400 5th – Maximum allowable fine

27. **Only One Rental Property Allowed Per Owner** - In the case of adding a second rental home as a short term rental, these fines would apply to every time it is rented. In the case of a long term rental, these fines would be incurred every 15 days until the renter is removed.

1st - \$100 2nd - \$600 - and clubhouse access on all cards to this Property owners name and/or addresses will be shut off 3rd - \$400

3rd Any additional infractions will be the maximum allowable MBR fine

28. **Misuse of tennis courts**

1st - \$50 2nd - \$100 3rd - \$200 4th – Maximum allowable fine

29. **Intrusive or unsafe drone use**

If a warning is given and there is no cooperation in this regard it will result in a fine.

1st - \$100 2nd - \$200 3rd - \$400 4th – Maximum allowable fine



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30. **Unattended fires and unsafe burning**

UP TO MAXIMUM ALLOWABLE FINE

31. **Sign Violations**

1st - \$100

2nd - \$200

3rd - \$400

4th – Maximum allowable fine