



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. 'Running' the gate also involves driving 'in' the 'exit' side of the gate. Any intentional act to bypass gate security resulting in damage or malfunction of the gate constitutes breaking the gate.

'Running' the gate w/o breaking \$50
Breaking the gate* \$125

**Timely confession of gate break to Caretaker with prompt payment rewarded with up to \$50 fine reduction*

YOU MAY GET A 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. A fine up to a maximum as set out by the Board.

If a noise prevents a property owner from being able to peacefully enjoy their property any time of day or night, it shall not be permitted.

1st \$100 2nd \$200 3rd \$400 4th Max allowable

3. Intrusive noise that is not allowed (Unacceptable Intrusive Noise): A fine up to a maximum as set out by the Board

1st \$100 2nd \$200 3rd \$400 4th Max

4. Fireworks not allowed. The discharge of fireworks is not allowed within MBR at any time.

Up to maximum fine allowable

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

5. 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

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. 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

1st \$50 2nd \$100 3rd \$200

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

\$250 minimum

Further violations will receive up to the maximum allowable

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.

If an owner who lives in their MBR home full time has a serious and severe medical hardship reason for the need of the rental, such as a death in the immediate family, or a family on hospice far away that require them to move and they would be using a long term renter ONLY, and prior to doing so asks the board's permission- it could be up to the discretion of the board to decide that the fine may just be charged once in that particular case. This does not apply to any financial hardship such as " I paid a lot of money for this house and did not realize I couldn't rent it for one year."

1st Max allowable fine

8. 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. **This applies to both short term and long term renters.**

\$100 minimum up to maximum fine allowable

1st \$150 2nd \$300 3rd \$675 or maximum allowable fine

9. 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

1st \$25 2nd \$50 3rd \$100 4th \$200

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.

Up to maximum fine allowable

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

11. Uncontrolled pets. **Dogs Must be on Leash:** This includes pets not on leash, wandering off owner's private property, or behaving in a threatening manner to others. **All dogs must be on a leash at all times while on MBR property.**

\$100 minimum up to maximum fine allowable

Attacking or biting incident maximum fine allowable

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.

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

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.**

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

\$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

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.

Up to maximum fine allowable

1st \$500 or up to Maximum allowable fine

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 renter card and may result in the cancellation of the card.**

\$100 minimum up to maximum fine allowable

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 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

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, **or failure to follow 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 up to the maximum allowable fine.

\$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.**

\$100 minimum up to maximum fine allowable

1st tree \$150 2nd tree \$300.00 3rd and up tree/s all Max allowable fine per each tree.

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

Short term Renters (anyone staying less than one year and without a one year minimum written lease shown to MBR) are not allowed to use MBR Pool, Clubhouse, or any other member only amenities; therefore, these privileges may not be advertised within rental listings, verbally, or in writing.

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

All Mt. Baker Rim facilities are for use by owners only. The only exception to this rule is the dumpster and recycling facility, which can be used by both long term and short term renters for household garbage during their stay.

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:

You must inform MBR which gate cards will be given to short term renters (anyone staying less than one year and without a one year minimum written lease shown to MBR) so they can remove access to owner facilities. Allowing any short term renter to have access to any card that has owner facility access is not allowed. This includes but is not limited to leaving the gate card at your home or other areas where a short term renter may be able to access and use it. All gate cards given to short term renters must be registered with the office as guest cards, and will only have access to enter the front gate.

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

25. Dog Poop:

All poop must be picked up and properly disposed of in appropriate trash can, or garbage compactor.

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

26. No Parking On Roads or Other's Driveways:

All Vehicles must be parked in your own driveway, and completely off MBR roads. Parking in or on roads, or cul-de-sacs, makes it very difficult to plow in winter, and causes congestion and other problems such as making muddy areas during other seasons.

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

27. Only One Rental Property Allowed Per Owner:

If a person owns multiple homes in MBR, they are only allowed to rent out one of those homes. This includes if someone owns one home, and co owns another home, or has their name on more than one homes title. Only one of those can be rented. It also applies to a husband and wife each putting a separate home in just their name. In that case only one of the homes may be rented.

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 \$300 2nd \$600 and clubhouse access on all cards to this Property owners name and/or address' will be shut off
3rd Any additional infractions will be the maximum allowable MBR fine