



Mount Baker Rim

Community Club

RULES & REGULATIONS

Approved 2022 May

Welcome to Mt. Baker Rim Community Club! These rules and regulations are designed as a helpful guide. They are based on the community governing documents- the bylaws, protective restrictions, minimum property standards, board resolutions, and derivative documents. It is the owner's responsibility to be aware of all rules and restrictions, which are not limited to the rules on this document. It is an owner's responsibility to inform their guests and renters of MBRCC's rules and restrictions. MBRCC's governing documents are available in the MBR office, during regular office hours or from our website: www.mtbakerrim.com. The MBR community is subject to WA State and Whatcom County rules and ordinances. Fine schedule is in place for noncompliance of Rules & Regulations.

1. GENERAL REGULATIONS

- Members are required to know all Community Club rules and advise family members, guests and tenants.
- No discharging of firearms.
- Fireworks are not allowed.
- Feeding wildlife is not allowed. WA State law ESHB 1885 makes it unlawful to feed wildlife which includes bears, cougars, coyotes, deer, elk and raccoons.
- Signs are not allowed with the exception of name and address. Signs may not be posted on MBRCC property
- Members and/or their guests shall not trespass on another member's property.

USE OF COMMUNITY PROPERTY AND ROADWAYS

- The maximum speed limit is 15 MPH.
- No parking on the paved roadway or curbside. All vehicles must be parked in members driveways.
- All motor vehicles operated within MBR must meet Washington State requirements for licensing, insurance, and other driver qualifications.
- Members or their guests shall not operate unlicensed or uninsured, electric, or powered vehicles or conveyances of any nature on any MBR roads or property. Electric bicycles that include pedals for



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manual operation may still be used. Members are responsible for violations by guests.

- No one under the age of 16 may operate a powered vehicle or conveyance of any nature on MBR roads or property.
- No 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.
- The Community Garbage Compactor is for household garbage. This does not include any size furniture or appliances, yard debris, large cardboard boxes (recyclables), rugs or carpets.
- MBR does not allow any trash cans outside since these attract bear, raccoon, & other wildlife. All trash cans must be kept in a locked shed, or garage, or a certified bear proof can must be provided and placed in a discreet location if trash is being left outdoors.
- Dogs must be on a leash when off owner’s property. Bylaw provisions on Animal Control must be followed. : 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.*

*The only exception to this rule is in the grassy field behind the clubhouse where dogs may be off leash as long as the owner or person responsible for the dog is present, and the dog is not acting in a threatening manner to other people or animals. Owner or responsible person is still required to clean up after their pet which includes properly disposing of pooh bags.

Dogs must be kept out of the playground area!

- Threatening behavior by dogs or incessant barking is not permitted. (Rules and regulations regarding dogs are strictly enforced.)
- Owners must pick up dog poop in MBRCC. All poop must be picked up and properly disposed of in appropriate trash can, or garbage compactor.
- Misuse of tennis courts: Tennis courts are for tennis only! Misuse such as skateboarding etc can damage our courts.
- Short Term Renters are not allowed to use community club facilities. Only Club members, the immediate family, and their non-paying guests are allowed to use the tennis courts, swimming pool, sauna and clubhouse, Wi-Fi access, etc.

NOISE AND DISTURBING THE PEACE

- No excessive or intrusive noise as outlined below.

Excessive Noise is not permitted if it prevents a property owner from being able to peacefully enjoy their property.



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Intrusive Noise generated by MBRCC Permitted activities (e.g., construction with an approved and signed MBRCC permit), as outlined in the Guidelines for Minimum Property Standards, is acceptable during Allowed Times, as defined below.

Intrusive Noise generated by MBRCC employees, their agents, or vendors engaged in MBRCC authorized maintenance, construction, or development is acceptable during Allowed Times, as defined below, and may also be acceptable outside of Allowed Times as deemed necessary by MBRCC Board or Staff.

All other Intrusive Noise that prevents property owners from being able to peacefully enjoy their property is Unacceptable Intrusive Noise and is not allowed.

Allowed Times for the use of equipment: Weekdays: Between 8 AM and 5 PM (08:00 and 17:00) Pacific Time. Weekends, U.S. and Canadian Holidays: Between 9 AM and 5 PM (09:00 and 17:00) Pacific Time.

Drone Use in Mt Baker Rim follows along with the Washington state laws. Additionally- any intrusive drone use such as hovering over neighboring properties, or making anyone feel like their privacy is being invaded or that their safety is a risk will be considered a violation.

FIRES AND BURN BAN RESTRICTIONS

No fires are permitted during a 'Burn Ban' as denoted by Whatcom County. MBRCC prohibits the use of charcoal BBQs as well during any 'Burn Ban'.

All fires on Mt. Baker Rim member properties are required to be contained in an enclosure consistent with Whatcom County Code and Regulations and attended by an adult 18 years old or older at all times until fully extinguished with water. A charged water hose must be on hand next to the fire, when required. A fine will occur for any fire that is determined by the MBR board of directors to be unsafe.

Whatcom County Burn Permits must be obtained if required. No fire greater than 4' x 4' on member properties" is permitted under any circumstances.

The burning of the following is prohibited: stumps, garbage, dead animals, asphalt, petroleum products, paints, rubber products, plastics, paper (other than enough to start a fire), cardboard, treated wood, construction, or demolition debris (including untreated milled lumber), metal, or any substance other than natural vegetation.”

The unsafe use of power equipment or discarding of any smoldering, smoking or burning material that could result in a fire is prohibited.

For purposes of all MBR Rules, Bylaws, Covenants and Property Standards the word “fire” is defined as the “the combustion of any material(s) that produces embers”.

PROPERTY MAINTENANCE AND TREE REMOVAL

PROPERTY DEVELOPMENT/ CLEARING - *Refer to Minimum Property Standards.*



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- Permission is required from the Board before beginning any clearing or construction activity on a lot.
- No cutting of trees over 9 inches in diameter (as measured 5 feet from the ground) is allowed without written permission of the Property Standards director. Any tree requested by a member to be cut down on MBRCC owned property must be approved by the board of directors.
- No RV's or travel trailers may be brought into MBR for temporary use on a residential lot without notification and approval by the Board.
- Nothing may be stored or allowed to accumulate outside on a private residential lot, including boats, cars, trucks, trailers.

Exceptions are made for the following: Seasonal sports vehicles and vessels on or off of a utility trailer may be parked upon a MBR lot as follows:

Snowmobiles allowed from November 1st to April 30th (See Minimum Property Standards for off-season restrictions.)

Boats under 17-feet are allowed on a trailer from April 1st to October 31st. (See Minimum Property Standards for off-season restrictions.)

ATVs are allowed for no longer than 7 days without Board or Caretaker approval. (See Minimum Property Standards for longer storage options.)

Motorcycles: Street-legal cycles may be parked year-round on owner's lot.

Motorbikes: Unlicensed dirt bikes, or motorized cycles that are not WA State street legal may be parked year-round on owner's lot, but may NOT be driven on any MBR roads or property.

RENTING IN MBRCC

- Only one rental house is allowed per member . “Member” for purposes of this rule also includes corporations and LLC's. 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.
- A complete MBRCC Rental (tenant) form must be filled out by the owner or property manager prior to the renter's occupancy and must be complete and accurate.
- You must own your residence for one year before renting. 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-



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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.”

- Filing an incomplete or inaccurate Renter (Tenant) Registration form shall result in a fine or fines as decided by the Board of Directors. 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.
- No 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.
- Short-Term Renters may not use 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.
- No owner may provide a “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.