The Bylaws proposed amendments for 2021 are listed below. The proposed additions are in bold and deletions are listed with a strike through.

ARTICLE III
MEMBERSHIP

Section 5. The use of Club facilities shall be extended to members, immediate members of their family, and may be extended to **non-paying** guests **~~of~~ accompanied by** members, under such rules and regulations as the Board of Directors may prescribe.

ARTICLE IV

DIRECTORS

Section 1. The business, property and affairs of the Community Club shall be managed by the Board of Directors composed of nine (9) members. The directors shall be elected annually by the members of the Community Club at the annual meeting for a term of three (3) years. ~~, and until their successors are elected and qualified pursuant to Section 6 Article VI.~~  excepting the President if he/she is elected to the Presidency after serving two (2) years. The President then has the option of serving a fourth year as Past President.

No director of the Board may also be an employee of MBRCC

Section 3. Meetings may be held at such time and place in Whatcom County, Washington **or electronically** as shall be determined by a majority of the Board. Seven (7) days’ notice of each meeting shall be given to each director, which notice may be given by telephone **or electronically**.

Section 4. A majority of the directors shall constitute a quorum for the transaction of business, and a majority of such quorum shall determine any question except as otherwise provided by law, the Articles of Incorporation or these Bylaws; provided, however, that if a quorum be not present, the majority of those directors present may adjourn to such future time and place in Whatcom County, Washington **or electronically**, as they shall determine, notice of such adjournment to be given to each director as herein provided for meetings of the Board of Directors, and any number of directors shall constitute a quorum at such deferred meeting) Each member of the Board of Directors shall possess one (1) vote in matters coming before the MBR Board. All voting at meetings of the Board of Directors shall be by each member in person and voting by proxy shall not be allowed.

Section 6. All vacancies on the Board of Directors, whether caused by resignation, incompetency, death or otherwise, shall be filled through interim appointment from among the membership by the remaining Board of Directors, even though less than a quorum. At the first meeting of the members of the Community Club following a vacancy, whether that vacancy has been filled by interim appointment or not, the members will elect a director to fill the ~~unexpired term of the elected predecessor~~. **open position.**

ARTICLE IX
CHARGES AND ASSESSMENTS

Section 6. The Board of Directors shall have the power to assess fines not in excess of current annual club dues **per violation**, plus all costs, **expenses and attorney’s fees** incurred, for violation of the covenants ~~and~~, Bylaws, **rules and regulations**. No fine shall be assessed without providing the alleged offender thirty (30) days’ written notice of the intention to impose a fine and giving the alleged offender the opportunity to respond to the complaint in writing or in person at the next Board meeting. **In the event that the condition that resulted in the fine is not remedied in 30 days after the Board Meeting during which the matter was raised, the fine shall be assessed daily and not as a new violation until such time as the condition is brought into conformance with the Covenants, Bylaws, rules and regulations**. Any fine imposed shall constitute a “charge or assessment” as provided in this Article.

ARTICLE XIV

GENERAL REGULATIONS

**The Board shall establish rules and regulations for construction within Mt. Baker Rim**.

Section 1. SETBACKS. All buildings, trailers, mobile homes and other structures shall be set back twenty-five (25) feet from the front lot line. The front lot line shall be defined as the lot line bordering the community road. On corner lots, all lot lines bordering the road shall be considered front lot lines.

Section 5. REQUIREMENT TO OBTAIN CONSTRUCTION PLAN APPROVAL

1. No lot shall be cleared, no structure shall be constructed on any lot, nor shall the exterior of any structure already placed on a lot be modified through construction, nor shall any mobile home, trailer or camper (whether of a permanent or temporary nature) have its exterior added to or modified through construction until the development plans, including construction plans and specifications and plot plans have been submitted to and approved in writing by the Property Standards Director of the Mt. Baker Rim Community Club as to harmony and consistency with the Mt. Baker Rim Declarations, Bylaws, Regulations, and Minimum Property Standards. **Members are** **responsible for obtaining** **Board approval for any variance or deviation from to Bylaws, Regulations, Minimum Property Standards or Tree Policy prior to approval by the Property Standards Director.  The Property Standard Director's approval does not relieve the member of this requirement.**  ~~If the Property Standards Director should fail to respond within thirty-five (35) days of receipt of the submitted plans and specifications, development work may then commence without such approval~~.

1. **Variances to any construction standard or setback stated in the Bylaws, Covenants, Minimum Property Standards, or Rules and Regulations are discouraged. Approval of a vote of ¾ of the Board shall be required to approve any variance. Not more than one variance should be granted per lot under any circumstance. In the event that a lot is reverted back to a vacant lot without structures, a second variance may be considered.**

Section 9. PROPERTY RENTAL

1. When a residential unit on a property in Mt. Baker Rim When a residential unit on a property in Mount Baker Rim is occupied by a renter, or by a non-paying guest in the absence of the record owner(s), the record owner(s) shall be responsible for;
	1. advising the occupants of the restrictions of the Bylaws, Declarations and Regulations governing Mount Baker Rim,

and

* 1. submitting to the MBR office a **complete MBR approved** registration form for all parties mentioned in “A” above, except for immediate family members.

When violations of Mount Baker Rim Bylaws, Declarations, or Regulations are committed by renters, non-paying guests or agents representing the owner at Mount Baker Rim, the record owner(s) of the property/properties at which they reside will be ultimately responsible, and may be fined, for such violations.

1. “Commercial and business activity”, **are** established as ~~inadmissible~~ **impermissible** in Mount Baker Rim in the Declarations of Protective Restrictions, **but** will ~~include~~ **exclude the following:**

**1.** The rental of a residential unit

1. if ~~the record owne~~r ~~of~~ the residential **unit to be rented** has been **owned** ~~a resident at Mount Baker Rim~~ for ~~less~~ **more** than one year,

and~~/or~~

1. ~~if two or more rented residential units involve record ownership by the~~ ~~same party or parties, or if one or more party is among the record owners of both or all the properties, or if the properties are owned separately by partners in a marital community~~ **In the event that any record owner has any legal ownership interest in a second property, only one unit can be rented.**
2. **A portion of any residential unit can be used as a customary home office in accordance with local zoning laws**.

1. **The use of the home office is for resident owners only.  No employees or clients are allowed to use the residential unit for business purposes under any circumstances. No residence or portion of any residence shall be rented for the operation of a business**.