



# Mount Baker Rim

*Community Club*

## **RULES & REGULATIONS**

Approved 2024 June

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 from our website: [www.mtbakerrim.com](http://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.

The Minimum Property Standards and Tree Policy are part of the Rules and Regulations.

### **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.)
- The owner or handler of any dog is to remove fecal matter deposited by their animal on any public place; on any public property; or the private property of another in MBR before the owner leaves the immediate area where the fecal matter was deposited. The owner or handler of any dog must have, in their possession, the necessary equipment to remove the fecal matter when accompanied by said dog off the member’s MBR personal property.

\*Remove is defined as “picking up and depositing in a trash receptacle.”

\*Necessary equipment is defined as “a waste disposal bag.”

- 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.



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### 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.

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. During Power outages, Generators may be used at all hours for the duration of the outage.

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.



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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 - Refer to MBRCC Minimum Property Standards and Tree Policy (incorporated herein).

- Permission is required from the Board before beginning any clearing or construction activity on a lot.
- No cutting of trees over 8 inches in diameter at the base 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.
- Recreational Vehicle means a vehicular type unit, as defined by the Department of Labor and Industries, designed for temporary living quarters for recreational, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle.

Unless a Recreational Vehicle is parked entirely in a member's garage, permission of the Violations Director is required prior to the Recreational Vehicles entry into MBRC if any of the following applies:

- a) Entry of a Recreational Vehicle in excess of 20ft.
- b) For any Recreational Vehicle to remain in MBRCC for more than 7 (Seven) consecutive days in a 60 (Sixty) day period. or
- c) For any overnight habitation of a Recreational Vehicle in MBRCC.

Recreational Vehicles must be entirely parked on the members' property while in MBRCC.

- 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 1<sup>st</sup> to April 30<sup>th</sup> (See Minimum Property Standards for off-season restrictions.)

**Boats under 17-feet** are allowed on a trailer from April 1<sup>st</sup> to October 31<sup>st</sup>. (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



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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 occupiable dwelling unit for one year before renting.
- 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.
- 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. In the event that a member's keycard is used at the community club facilities while their premises are occupied by a Short Term Renter (a rental period of less than 1 year), a fine shall be levied against the member.



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### **REGISTRATION OF VENDORS AND KEYCARD/FOB RESTRICTIONS**

- Any person hired or employed by an MBRCC member for the purposes of this section is considered to be a Vendor. Vendors are present at MBRCC at the behest of the of the member and the member is responsible for any violation of MBRCC covenants, rules, property standards or bylaws by the Vendor.
- Unregistered Vendors are those that have not recorded their business with MBRCC and have not been issued a key card.
- Unless the member is present at their property at the same time as the Vendor, it is the members responsibility to register any Unregistered Vendors license plate number with MBRCC at or before the time of the Vendors arrival if the vendors vehicle lacks markings identifying the business.
- Vendors may not use members' key cards or fobs but should register and apply for cards through MBRCC.
- Any Unregistered Vendor or Vendor that fails to properly display identifying information on the vehicle while working for an MBRCC member will subject the member to a possible fine.
- Vendors are limited to a maximum combination of 4 keycards/fobs subject to fees and registration requirements.
- Members are limited to combined total of 6 keycards/fobs subject to fees and registration requirements.

### **TRASH AND RECYCLING VIOLATIONS**

- Trash and Recycling rules are posted in the Trash Recycling area. Violations of these rules may result in a minimum fine of \$100 to the maximum fine allowed.
- Trash disposal and recycling are for the use of members only. Trash brought into the Rim for disposal is strictly prohibited. Unauthorized dumping may result in a maximum fine and legal action.

### **POOL RULES**

- Pool rules are posted at and around the pool and are incorporated herein by this reference.

### **SAUNA RULES**

- Minors must be accompanied by an adult
- Swimsuits or Towels required, no nudity as this is a co-ed sauna
- Keep inner door closed at all times except for entry and exit
- Limit water use on heater to one cup, do so sparingly

### **CLUBHOUSE RULES**

1. The clubhouse is NOT for rent.



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2. Alcohol may be consumed only in accordance with Washington State Law and may not be provided to others under any circumstance.
3. No smoking in or within 50 ft of the clubhouse.
4. MBRCC property shall not be removed from the clubhouse or fenced area. MBRCC property brought into the fenced area must be returned to its stored location.
5. Members and guests must be out of the clubhouse at the scheduled closing time.
6. Nothing shall be placed or taped on the walls of the clubhouse.
7. Clubhouse doors may not be propped open.
8. Children under 15 must be accompanied by a member adult.

### **Member Initiated Clubhouse Gatherings/Events**

1. No member parties or gatherings may exceed 25 people.
2. Members assume All RESPONSIBILITY and LIABILITY for a gathering they initiate and members are responsible for all acts or damages that occur at their gathering or result therefrom.
3. Members must bag and remove all trash resulting from their gathering. Trash that does not fit in the bins must be removed from MBRCC property by the member.
4. Members must clean any area used and restore it to the condition it was in prior to their arrival including but not limited to cleaning and takedown of chairs and tables.
5. Clubhouse facilities are to be shared by members at all times.

Should the member or his/her/its guests fail to abide by any clubhouse rules, a fine may be levied to the member for each violation.

In the event that damage occurs or staff time is needed to clean or restore the property, the member will be required to reimburse MBRCC for labor and all costs associated with cleaning or restoring the clubhouse or its contents to the original condition.