

**FINES, PENALTIES AND ASSESSMENTS  
OF THE  
MANOR LANDS PROPERTY OWNERS' ASSOCIATION  
Updated April 2023**

**I.** In accordance with and in compliance with the Manor Lands Property Owners Association Rules and Regulations, Paragraph N, Rule 1, the association shall adopt the following fines associated with improper conduct of the Association members and/or guests.

**II.** Such rules and regulations shall be an appendage and part of the Bylaws except that they may be amended or repealed at the annual meeting of the Association by two thirds vote of those members present. Such changes shall become effective upon said vote and distribution of those changes to the membership.

**III.** The rules and regulations of the Association shall not be inconsistent with or in conflict with the Bylaws or the Restrictive Covenants of the Association, and to that extent the following shall prevail.

**IV.** Assessments: To aid in fair and equitable imposing of penalty assessments, the following general guidelines are established. These guidelines may be modified by the Board of Directors for specific and special individualized cases.

**Level 1 Penalty Assessments:**

**1.A.** Issue a constructive letter informing member(s) of the admonition and election.

**1.B.** Fifty dollar penalty assessment.

**1.C.** Mandatory meeting with the Board of Directors to resolve the issue. Failure to appear when properly notified by certified mail will constitute an omission of non-compliance and the Board of Directors will automatically assess the action they deem appropriate.

**1.D.** Legal action initiated with recovery of expenses as defined in Section 7 of the Bylaws.

**Level 2 Penalty Assessments:**

**2.A.** Two hundred dollar penalty assessment and mandatory meeting with the Board of Directors to resolve the issue. Failure to appear when properly notified by certified mail will constitute an omission of non-compliance and the Board of Directors will automatically assess the action they deem appropriate.

**2.B.** Reporting the infraction to the proper authorities (Sheriff's department, Wildlife enforcement, etc.)

**2.C.** Legal action initiated with recovery of expenses as defined in Section 7 of the Bylaws.

**Level 3 Penalty Assessments:**

**3.A.** Two thousand dollar penalty assessment and mandatory meeting with the Board of Directors. Failure to appear when properly notified by certified mail will constitute an omission of non-compliance and the Board of Directors will automatically assess the action they deem appropriate.

**3.B.** Reporting the infraction to the proper authorities (Sheriff's department, Wildlife enforcement, etc.)

**3.C.** Legal action initiated with recovery of expenses as defined in Section 7 of the Bylaws.

#### **Architectural: (Regulation-A, Rule 1)**

##### **Level 1**

1. Building without proper permits and Board approval is subject to a Level 1A penalty.

#### **Animals: (Regulation-C, Rule 1)**

##### **Level 1**

1. Animals are not under the members immediate control and in compliance with the Summit County leash laws are subject to a Level 1A penalty.

2. If animals are harassing wildlife, other domestic animals or individuals and not in immediate control and in compliance with Summit County leash laws, subject to a Level 1B penalty assessment.

#### **Environmental: (Regulation-D, Rule 1)**

##### **Level 1**

1. If the natural beauty of Manor Lands is not preserved and/or the vegetation is changed, except in areas where structures and improvements are authorized, subject to a Level 1A and 1B penalty.

#### **Fire Regulation Fines and Penalties (Regulation-E)**

##### **Level 1**

1. Recreational fires that are not in Manor Lands approved fire pits or portable fire pits as designated by the MLPOA Fire rule and regulations will be in violation and subject to a Level 1.A and 1.B penalties for each occurrence.

2. Should a fire be left unattended or found to be smoldering and not sufficiently extinguished or covered with a tightfitting lid, regardless if it is in a Manor Lands approved fire pit or portable fire pit will be fined at a Level 1A and 1.B penalties.

3. Failure to remove rubbish (trash) or hazardous materials (health, material or physical) after receipt of a request from a MLBoD member within the allotted time frame and without coordination with the MLBoD's will result in a fine of Level 1.A, Level 1.B and Level 1.C penalties.

4. Failure to notify the Manor Lands Caretaker of the intent to perform an Open Burn and resulting in unnecessary action of members of Manor Lands, the Caretaker or supporting fire districts will result in a fine Level of 1.A and Level 1.B.

#### **Level 2**

1. Should rubbish (trash), hazardous materials (health, material or physical) be burned a minimum of Level 2.A. and 2.B penalties will be assessed.

2. Creating a recreational fire when a moratorium has been declared will result in a minimum of Level 2.A and 2.B penalties.

3. Should a fire escape the confines of a fire pit and not cause structural damage but require assistance from other Manor Lands members, the Caretaker or supporting Fire personnel, a Level 2.A penalty will be assessed.

4. Use of open flame decorations will result in a Level 2.A fine.

5. Causing an unwanted fire by throwing or placing, causing to be thrown or placing a lighted match, cigar, cigarette, match or other flaming or glowing object will result in a Level 2.A fine.

#### **Level 3**

1. Should a fire escape the confines of a fire pit and cause structural damage requiring assistance from other Manor Lands members, the Caretaker or supporting Fire personnel, Level 3.A, 3.B and 3.C penalties will be assessed.

2. Using fireworks of any kind, having a bonfire, sky lanterns will result in a Level 3.A fine.

### **Gates: (Regulation-F, Rule 1)**

#### **Level 1**

1. Leaving Manor Lands gates open and/or unlocked without explicit permission from the MLPOA Caretaker or Board of Directors is a Level 1A penalty for first offense and Level 1B for subsequent offenses.

### **Hunting and Firearms: (Regulation-H, Rule 1 & 2)**

#### **Level 2**

1. Hunting within the boundaries of Manor Lands subdivisions is a Level 2A and 2B penalty.

2. Discharging a firearm within the boundaries of Manor Lands subdivision is a Level 2A and 2B penalty.

## **Recreational Vehicles: (Regulation-J, Rule 1 & 2)**

### **Level 1**

1. RV drivers under the age of 16 not wearing protective headgear while using Manor Lands roads will receive a Level 1A penalty
2. Lot number tags not displayed on RVs is considered a Level 1A penalty.

## **Roads: (Regulation-K, Rule 3, 8 & 10)**

### **Level 1**

1. Exceeding the 15 MPH speed limit is a Level 1A penalty.

### **Level 2**

1. Damaging Manor Lands roads is a Level 2A penalty.
2. Driving motorized vehicles, except ATVs and snow machines, on closed roads as designated by signs or barricades during winter months is a Level 2A penalty.
3. Causing obstructive passage or potentially unsafe conditions is a Level 2A penalty.

## **Irrigation Ditches: (Regulation-L, Rule 3)**

### **Level 2**

1. Placing waste or debris in any irrigation ditch or the water therein is a Level 2A penalty.

## **Nuisances: (Regulation-M, Rule 1)**

### **Level 1**

1. Carrying on noxious or offensive activities that become an annoyance to the neighborhood is a Level 1A penalty.

## **Trespassing: (Regulation-R)**

### **Level 1**

1. A report received of trespassing by an individual or individuals on another member's property will result in a Level 1A penalty. Owners are responsible for guests and family members.

### **Level 2**

1. A second report of trespassing by an individual or individuals on another member's property will result in a Level 1B penalty. Owners are responsible for guests and family members.