

**FINES, PENALTIES AND ASSESSMENTS
OF THE
MANOR LANDS PROPERTY OWNERS' ASSOCIATION
Updated April 2025**

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 Such rules and regulations shall be an appendage and part of the Bylaws except that they may be amended or repealed at the annual meeting of the Association by two thirds vote of those members present.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.

V. Penalty Assessment Timeline: Board members have 45 days from the date of the infraction to send a constructive letter informing members of admonition and election. Members have 90 days from the date a constructive letter is sent to respond to the board in a scheduled meeting or make payment on the assessment within 90 days.

Level 1 Penalty Assessments:

1.A Issue a constructive letter informing members of admonition and election along with a One-hundred-dollar penalty assessment.

1.B. 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.C. Legal action initiated with recovery of expenses as defined in Article V Section 12 of the CCR's.

Level 2 Penalty Assessments:

2.A. Five-hundred-dollar penalty assessment and a 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 Article V Section 12 of the CCR's.

Level 3 Penalty Assessments:

3.A. Two-thousand-dollar penalty assessment and a 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 Article V Section 12 of the CCR's.

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

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

Fire Regulation: (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 penalty 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 of if it is in a Manor Lands approved fire pit or portable fire pit will be fined at a Level 2.A penalty.

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 and Level 1.B 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 penalty.

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 and 2.C penalties 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 2.A penalty.

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

Level 2

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

2. Discharging a firearm with the boundaries of Manor Lands subdivision is a Level 2.A and 2.B 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 1.A penalty.
2. Lot number tags not displayed on OHVs is considered a Level 1.A penalty.

Roads: (Regulation-K, Rule 3, 5, 6, 7, 8 & 10)

Level 1

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

Level 2

1. Damaging Manor Lands roads is a Level 2.A penalty.
2. Driving motorized vehicles, except OHVs, on closed roads as designated by signs or barricades during winter months is a Level 2.A penalty.
3. Causing obstructive passage or potentially unsafe conditions is a Level 2.A penalty.
4. Parking on winter lots outside of designated time frames is a Level 2.A 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 2.A penalty for first offense and Level 2.A and 2.B for subsequent offenses.

Nuisances: (Regulation-M, Rule 1)

Level 1

1. Carrying on noxious or offensive activities that become an annoyance to the neighborhood is a Level 1.A 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 1.A 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 Level 1.A and 1.B penalties. Owners are responsible for guests and family members.

