

Mallard Lakes Dock/Pier Rules

Board Approved January 2021

- Homeowner must submit a request and sketch of the proposed dock to the Mallard Lakes Association board for approval prior to any construction.
- A dock can extend out into the water no more than 12 feet. This measurement includes the walkway from the shore to the end of the dock.
- A dock can extend along the shore line no more than 4 feet.
- Total square footage for the dock and the walkway leading to the main platform should not exceed 80 square feet.
- Docks that are anchored away from the shoreline are not allowed.
- Docks shall not be constructed as party platforms.
- Docks shall not include roofs, overhead lattices, pergolas or fixed awnings, nor will they have any walls or screens on the sides. No fixtures shall be attached to the dock such as slides, rope swings or diving boards. Safety rails and ladders for water access to boating and swimming are acceptable. Temporary umbrellas are acceptable.
- It is the homeowner's responsibility to ensure that the dock is maintained and safe. Homeowner has full responsibility for dock including liability.
- Existing docks built prior to 2021 are grandfathered in. When the homeowner makes any future alterations and/or replacement, the dock must be brought into compliance with size limitations and other stipulations.
- If ML association deems that the dock has not been properly maintained and/or is not safe, the homeowner must make necessary repairs or remove the dock at the homeowner's sole expense. If homeowner fails to make necessary repairs, ML association may have the dock removed and charge the homeowner for the total cost of removal.
- Any dock lighting should be kept to a minimum using low wattage bulbs for ambient light only, preserving the natural darkness lakes provide. Any shore based pole lighting must be aimed downward and should be shielded so as not to intrude on adjacent owners' property or the lake.
- A homeowner shall have only one dock.
- Docks must be centered between the homeowners property lines to the extent it is possible.
- The house on the lot must be homeowner occupied before any dock construction can begin. Non-home bearing lots are not eligible for a dock.
- Docks must be built to current building codes with treated for water contact lumber.