



## Mallard Lakes Association

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### Neighborhood Guidelines

- ❖ **All members** are responsible for keeping Mallard Lakes a desirable place to live by helping to keep the common areas neat, clean, and tidy. Report any unlawful occurrences to the proper authorities. Obey the guidelines for using the common areas.
- ❖ **Driving and Walking.** The posted speed limit is 25 MPH. Please observe it. Please be cognizant of residents who are walking in the neighborhood. If you walk, walk on the left, facing the traffic. Be extremely aware of all children who are playing, walking, and cycling in the streets.
- ❖ **Noise.** Restrict all unnecessary noise. The city has a noise ordinance restricting loud noise to 50 feet.
- ❖ **Burning.** Exterior burning is a violation of a city ordinance.
- ❖ **Appearance.** A clean and tidy neighborhood increases the property values of all the homes. Please keep individual yards neat and tidy.
- ❖ **Dues.** Upkeep of common areas, maintenance of the dams, and cost for liability insurance on all the common areas are all necessary to keep Mallard Lakes a quality place to live. Please pay all dues on time.
- ❖ **Pets.** Please Pick Up After Your Pet. Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets.

### Dock and Pier Rules

1. Before construction can begin, the homeowner must submit a request and sketch of the proposed dock to the Mallard Lakes Association board for approval.
2. A dock, including the walkway from the shore to the end of the dock, can extend no more than 12 feet into the water.
3. A dock can extend along the shoreline no more than 4 feet.
4. The total square footage of the dock and the walkway leading to the main platform should not exceed 80 square feet.



5. Docks that are anchored away from the shoreline are not allowed.
6. Docks shall not be constructed as party platforms.
7. Docks shall not include roofs, overhead lattices, pergolas, or fixed awnings, nor will they have walls or screens on the sides. No fixtures, such as slides, rope swings, or diving boards, shall be attached to the dock. Safety rails and ladders for water access for boating and swimming are acceptable. Temporary umbrellas are acceptable.
8. The homeowner is fully responsible for the dock, including liability, and is responsible for ensuring that it is maintained and safe.
9. Existing docks built before 2021 are grandfathered in. The dock must comply with size limitations and other stipulations when the homeowner makes any future alterations and/or replacements.
10. If the ML association deems that the dock has not been properly maintained and/or is unsafe, the homeowner must make necessary repairs or remove the dock at the homeowner's sole expense. If the homeowner fails to make necessary repairs, the ML association may have the dock removed and charge the homeowner for the total removal cost.
11. Dock lighting should be kept to a minimum, using low-wattage bulbs for ambient light only, preserving the natural darkness lakes provide. Shore-based pole lighting must be aimed downward and shielded to not intrude on adjacent owners' property or the lake.
12. A homeowner shall have only one dock.
13. Docks must be centered between the homeowner's property lines to the extent possible.
14. Before dock construction can begin, the house on the lot must be homeowner-occupied. Non-home-bearing lots are not eligible for a dock.
15. Docks must be built to current building codes with treated water contact lumber.



## **Beach Area and Lake Rules**

1. No Trespassing. The beach area is for residents and their guests only.
2. All guests must be accompanied by a member.
3. Residents under 18 are limited to two guests.
4. No Glass containers are allowed.
5. No food or beverages are allowed on the pier.
6. Children under 10 must be with an adult.
7. No fishing from the beach or pier.
8. The beach area closes at dusk.
9. Any resident has the authority to ask any violator to leave.
10. Large parties should be approved by the Mallard Lakes Board of Directors.
11. No loitering. Clean up your trash before leaving the area.
12. No vehicles are allowed on the beach.
13. Only Electric Trolling Motors are permitted in the neighborhood lakes.
14. No pets are to be allowed in the beach area. (Pets are permitted on the deck and other common spaces and are permitted to swim in the lakes under the supervision of their owners)

**Adopted:** 04 / 25 / 2024