



Mallard Lakes Association

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.



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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.



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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 so as not to 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.



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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)



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Watercraft Rack Guidelines

- ❖ All watercraft placed on the racks provided by Mallard Lakes Association in common areas shall be registered with the Association. Registered watercraft will be provided a registration sticker and assigned a rack number.
- ❖ All members* may apply for a rack for a single watercraft in the Association common area. A second watercraft rack application will be accepted when spaces are available. However, second watercraft rack spaces held by the same member* must be given up in the event an application is made by a member* having no spaces. The earliest second space assigned shall be the first reassigned.
- ❖ In the event all the available watercraft rack spaces are filled, a waiting list shall be maintained so spaces may be assigned to members when they become available. To add your name to the waitlist, please contact info@mallardlakes.ws or the Board Secretary.
- ❖ Registrations shall be reviewed in March each year. Watercraft not used actively over the previous year will be asked to vacate within 30 days. After 30 days, the watercraft will be removed and delivered to the address on file.
- ❖ Watercraft racks are NOT perpetual and are subject to active use of your watercraft and member* demand for available spaces.
- ❖ Members* are encouraged to maintain their watercraft clean, tidy, and shipshape to enhance the appearance of our common area.
- ❖ Watercraft should be secured on the racks to prevent being blown off by winds and should be locked to prevent misuse and theft. Mallard Lakes Association is not responsible for damage or theft of personal property in the association's common area. The Liability Waiver must be signed by members* when registering for a space.
- ❖ Further information may be obtained by emailing questions to info@mallardlakes.ws or speak to any Association Board member.

***Member is defined as a single owner of a lot and each lot is considered one member for the purposes herein.**



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Solicitation Guidelines

- ❖ **Door-to-door solicitation** shall not be allowed in the Mallard Lakes Community for any reason except as stated below for the membership.
- ❖ **MLA Members** may solicit for scouting or school projects and similar club or organization endeavors to which the member belongs. MLA Board approval is required prior to conducting the solicitation.
 - The **MLA Board** must be notified at least 7 days prior to the activity with details of the planned solicitation and the name of the organization involved. Email to info@mallardlakes.ws
 - **Review** will take place, and the member will be notified promptly. The board may impose restrictions or additional guidelines to the benefit of the neighborhood.
 - **Community Notification**—Upon approval, the Association will publish a social media announcement describing the solicitation and the general time window within which it will be conducted.
 - **The Member** must be present and involved in the activity when in progress.
 - **The MLA Board** approval does not endorse the product or activity but only strives to advise community members that it is one of our neighbors conducting the solicitation.
 - **After Dusk**, no approved soliciting of neighbors shall be allowed.
- ❖ **Individual Members** are encouraged to place additional No Solicitation signs near their door to discourage unwanted visitors further.