

MALLARD RUN CONDOMINIUM ASSOCIATION
July 1, 2026 – June 30, 2027
GENERAL RULES OF THE ASSOCIATION

Condo Monthly Assessment

- Monthly condo assessment is \$355.00 per month, due on the 1st of each month.
- Payments will use the ACH Withdrawal process.
- A \$25 assessment will be assessed if payment is denied due to lack of funds in owners account.
- An additional enforcement assessment of \$50.00 is assessed for every month of delinquency.

Deck Additions

- New decks or modifications to existing decks, canopies or handicap ramps must be approved by the Board. Owners should submit a description and a plan of their proposed alterations to the Board. After reviewing the proposal, the Board will provide a written approval or disapproval letter to the owner.
- Deck, canopy and ramp additions requested by owners are at the owner's expense and must be maintained by the owner.
- Paint or stain color must be approved by the board prior to application.

Railings, Exterior Doors, Windows

- Black wrought iron railings are permitted to be installed on the steps at the front door entrances after written approval from the board.
- Replacement of all storm and screen doors, exterior doors and windows must receive written approval from the Board before being installed.

Skylights

- The Association will maintain and repair all skylights and roofing around skylights.
- Skylights determined by the Board to be defective will be replaced by the Associations at the Association's expense.

Garage Doors

- Must be kept closed except when entering or exiting the garage, or when performing work that requires the door to be open.
- Damaged garage doors are the owners responsibility to repair and/or replace.
- Repaired or replaced garage doors must receive written approval from the Board before being installed.

Landscaping

- Alterations to any landscaping in a units Limited Common Elements must be approved by the Board. Owners should submit a description and a sketch of their proposed alterations to the Board. After reviewing the proposal, the Board will provide a written approval or disapproval letter to the owner.
- Landscape changes requested by owners are at the owner's expense and must be maintained by the owner.
- Hardwood mulch may be used around a units Limited Comment Elements trees and plantings written approval from the Board before being installed.

Signs

- No signs may be displayed in Common Elements or Limited Common Elements.
- Two exceptions are Real Estate “For Sale” signs, and temporary congratulatory signs.
- Congratulatory signs are limited to a 5-day display.
- The American Flag or one decorative flag may be displayed on a pole attached to the garage door frame.

Satellite Dishes

- Satellite dishes may not be attached to the condo unit, or placed in common areas.
- Satellite dishes may only be placed in the back of a unit, never in the front area.

Vehicles and Parking

- **Mallard Run must remain open at all times so emergency vehicles have access to all condominium units.**
- On-street parking is permitted only on the right side of the Mallard Run as you enter from Picadilly Lane. No vehicles may park on the left side of Mallard Run.
- No vehicles may park on Mallard Run overnight. Vehicles must be parked in owner’s garage, driveway or in the guest parking area at the end of Mallard Run.
- All residents must park their vehicles in their garage or their driveway.
- The parking area at the end of Mallard Run is reserved for visitor parking. Board approval is required for owners to use this parking area.
- Recreational vehicles (ie motor homes, campers, boats and other watercraft) may be parked in a resident's driveway for up to 48 hours, after which they must be removed from Mallard Run.
- Motorcycles may only be parked in resident's garage.
- Vehicle repairs are permitted only in resident's driveway, not on Mallard Run.
- Vehicles must not obstruct the garbage/recycling trucks.
- Parking on the grass is prohibited.
- Parking in front of mailboxes is prohibited.
- Your driveway will not be plowed in the winter if your vehicle is parked in your driveway at the time of plowing. Plowing of your driveway will become your responsibility.
- The parking area at the end of Mallard Run, and the curve of Mallard Run is used for piling excess snow during winter. Parking in these areas from first snow fall until April 1st is prohibited.

Pets

- All pets (dogs and cats) must be kept on a leash when outdoors.
- Pet owners are required to keep their pets under control.
- Owners are required to clean up their pet's waste immediately.
- The bags used for cleanup must be placed in owners’ garbage can.
- Tie-out stakes may be used only in owner’s Limited Common Element.
- Invisible Pet Fences in the Common Elements are prohibited.

Garbage

- All garbage and recycling totes are to be stored in resident's garage.
- Totes can be set out the evening before scheduled trash pick-up.
- Totes must be returned to resident's garage no later than the night of trash pick-up.

Clean up

- All owners must keep their units Limited Common Elements neat and clean.

Noise

- Specific Quiet Hours: No noise exceeding a decibel level of 70 dB (measured from neighboring units) is permitted between 10:00 p.m. and 8:00 a.m. Sunday through Thursday, and 11:00 p.m. to 9:00 a.m. on weekends.
- Noise level exceeding a decibel level of 80 dB is prohibited.
- Nuisance Clause: No noise shall be allowed to interfere with the peace and quiet enjoyment of any other resident. This includes, but is not limited to, loud music, TVs, barking dogs, construction, and shouting.

Garage Sales

- Any request for an estate, moving or garage sales must be submitted in writing and approved in writing by the Board.

Condos For Sale

- Owner will supply the prospective buyers with copies of the information sheet, the By-Laws, and the General Rules of the Mallard Run Condominium Association.
- Copies can be obtained from the Documents section of the Mallard Run website – www.mallardruncondos.com

Amendments to Rules

- Amendments to these rules may be necessary at times and must be approved by the Board.
- Revised copies will immediately be sent to all condominium residents.

All violations of the above rules require written documentation and/or recordings per the MRCA Enforcement Policy and the Written Complaint Procedure.

This document is also available on the Mallard Run Condominium website in the Documents Section.

www.mallardruncondos.com