

MALLARD RUN CONDOMINIUM ASSOCIATION
July 1, 2024 – June 30, 2025
GENERAL RULES OF THE ASSOCIATION

Condo Dues

- Monthly condo fees are \$300.00 per month, due on the 1st of each month.
- Payments should be made payable to the Mallard Run Condominium Association
- Payments must be made through your bank and the check sent to
Premier Bank,
417 W. Dussel Dr.,
Maumee, OH 43537.
- See MRCA Condo Payment Process Approved April 11, 2019
- An enforcement assessment of \$25.00 will be assessed after the 10th of the month.
- 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 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.
- Deck, canopy and ramp additions requested by owners are at the owner's expense and will be maintained by the owner.
- Paint or stain must match existing siding color.

Railings, Exterior Doors, Windows

- Black wrought iron railings are permitted to be installed on the steps at the front door entrances.
- 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 match the existing door style and color.

Landscaping

- Alterations to any landscaping 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 trees and planted areas.

Signs

- No signs may be displayed in yards or common areas.
- 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 a 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 Ln. overnight. Vehicles must be parked in the 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.
- Motorcycles may only be parked in resident's garage.
- Vehicle repairs are permitted only in resident's driveway, not on Mallard Run.
- No parked vehicles should obstruct the garbage/recycling trucks.
- Do not park on the grass.
- 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 will be used for piling excess snow when necessary.

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 resident's own yard.
- Invisible Fences – Approved 2023 by Board –
 - Owners must submit a request they want to install around their unit.
 - MRCA/Board will submit a request to attorney's to have an Easement drawn up for the condo property unit.
 - The easement will be kept on file by MRCA Board.
 - Owners will not remove the invisible fence if they sell the Condo.

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 residents must keep their premises neat and clean.

Noise

- Loud noises will not be permitted.

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.

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

www.mallardruncondos.com