

MALLARD RUN CONDOMINIUM ASSOCIATION
July 1, 2019 – June 30, 2020
GENERAL RULES OF THE ASSOCIATION

Condo Dues

Monthly condo fees are \$230.00 per month, due on the 1st of each month.

Payments should be made payable to the Mallard Run Condominium Association

Payments beginning August 1, 2019 must be made through a bank and the check sent to

First Federal 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 \$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.

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 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 clean up must be placed in owners garbage can.

Tie-out stakes may be used only in resident's own yard.

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 Jim McCabe at 419-340-2328.

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.