

# Mallard Point Homeowners Association

## Policy Statement on Structural Changes/Additions to Existing Porch and Deck Ceilings

**Article XII – Rules, Regulations and Restrictions – Section 3 (Declaration of Covenants, Conditions and Restrictions – Mallard Point Townhomes)** clearly speaks to “no construction, painting, or other changes of any nature whatsoever shall be commenced or maintained by any owner (other than Developer) without the approval of the Board of Directors with respect to the exterior of any structure or any other portion of the Lot whether appurtenant thereto or not.”

**Background:** Since the beginning of Mallard Point, owners have added either porch or deck ceilings to their respective units. No firm or stated architectural policy exists with regard to the materials to be used in the initial construction or any “reconstruction” of such ceilings. In an effort to provide direction and needed consistency for Mallard Point owners, the Architectural Review Committee wishes to propose the following policy statement.

**Policy Statement:** With the prior approval (please see application instructions below) of the Mallard Point Architectural Review Committee, an owner may add a ceiling to either their existing second floor deck porch (2-bedroom units) or the main deck of any other units.

- a. If the under ceiling of the main deck is not visible from the common property, any suitable ceiling material can be used; for example, those Mallard Point units that have lattice-work covering their lower levels.
- b. *Installations prior to 2006.* Existing porch deck ceilings with other materials, such as white or clear Plexiglas, may continue to be used until such materials must be replaced. Any reconstruction or repair is the sole financial responsibility of the unit’s owner.
- c. *New installations.* Two approved materials of the ceilings that are visible from the common property shall be a product similar material to the following.
  - 1) Metal roofing material
    - Type: Similar to the Fabral Metal Wall and Roof Systems, (3449 Hempland Road, Lancaster, PA 17601, (800) 477-2741, [www.fabral.com](http://www.fabral.com)) or the Union Corrugating Company (P.O. Box 229, Fayetteville, NC 28302, (910) 483-2195, [www.unioncorrugating.com](http://www.unioncorrugating.com)). The Architectural Review Committee has information on both of these examples.
    - Color: The Fabral Grandrib 3 product (in a Light Gray 589 color) and the Union Corrugating Company product (in a Pearl Gray color) closely matches existing exterior Mallard Point paint and siding colors.
  - 2) Solid vinyl bead board
    - One type is approved: Dry Snap ([www.drysnap.com](http://www.drysnap.com)), which is a white bead board, flat and thick vinyl product from Below Deck Doctors, Inc.
    - There is one approved installer:  
Dean Johnson, Below Deck Doctors, Inc.

- c. *Permission process.* Request is made to the Mallard Point Architectural Committee. Approval must be received before beginning any construction. The request should include:
  - Desired product name, style, etc.
  - Construction details associated with drains, gutters, facial boards, etc.
  - Exact color to be used.
  - Contractor name, etc.
  
- d. *Maintenance.* Approval of a request obligates the owner to assume responsibility for maintaining the ceiling (repair, painting, etc.) in the future. If the owner does not maintain the installation, MPHA can remove or repair the ceiling and bill the owner.
  
- e. *Questions.* Questions regarding this structural modification policy statement should be addressed to the Mallard Point Architectural Committee Chair or the Mallard Point Home Owners Association Manager.
  
- f. *Policy revisions.* The Mallard Point Board reserves the right to review and revise this policy.

#### Policy Statement on Structural Changes

Approved: Oct. 27, 2005

Revision 1: July 2008

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