Mallard Point Homeowners Association

POLICY ON COMMON AREA USE

Article IV, Section 3 of the covenants details who can use the common property:
"Any Member may delegate his rights of enjoyment of the Association Property and facilities to members of his family, tenants and contract purchaser (and members of the family, tenants, or contract purchaser) who reside on the property or to such other persons as may be permitted by the association."

This can be simplified to:

> Common areas may be used by members of an owner's family who reside on the property or to such other persons as may be permitted by the association.

Note that common area use is restricted to those who reside in the unit.

With this policy the Board clarifies and extends the right to use Mallard Point common property to the following persons.

1. Owners and permanent residents of a unit. [See Note 1.]
2. Owners children
3. Escorted guests of owners and owner's children.
4. Escorted guests of permanent residents of a unit.

If a unit is rented, common area use is limited to permanent residents of the unit, their children and their escorted guests. [See Note 2.}

Enforcement will begin with two warnings, followed by a fine of $50 for the first occurrence and doubling for each successive occurrence.

The Board reserves the right to further modify this policy in the future.

Cornelia Kurtz April 1, 2009
Approval Date

Note 1: Article VII, Section 1 states that units shall be occupied by one family only, unless written permission of the Association is given.

Note 2: Article VII, Section 2 defines a family as persons related by blood, marriage, or adoption and no one shall be a roomer.