

Policy Statement on Plantings and Decorative Items

Article XII of the Mallard Point covenants has many restrictions on exterior appearance and several other rules. Most owners find some of these to be overly restrictive. For example, Section 8 includes the statement:

“..... no plants, decorative items be hung or placed on any portion of any lot ...”

The covenants, in essence, do not permit owners to place plants or decorative items anywhere that is visible from the exterior of a unit.

Strict interpretation of Article XII places many units in violation of one or more rules relating to plantings and decorative items. This policy has been developed in an effort to strike a balance between strict application of the regulations and excessive violations. It also clarifies several areas that should lead to uniform compliance.

1. Plants, flowers, etc.

- a. *Annual Plants:* Owners can plant annual plants in mulched areas bordering their unit if the plantings are not excessive and the plants are removed at the end of the growing season.
- b. *Perennial Plants:* Perennial plantings require approval of the Lawn and Landscape Committee.
- c. *Potted Plants:*
 - i. Potted plants are permitted on decks as long as they are not on railings and are not excessive in size or number. The plants should be appropriate for patio-type use. Large vegetable crop plants (such as sweet corn) are not permitted. Measures should be taken to avoid damaging or discoloring the deck with moisture or soil marks.
 - ii. Plants can be hung under decks using hooks or small brackets.
 - iii. Owners are not to attach plant holders to the exterior of their unit or hang plants from roofs or gutters.
- d. *Plant Stands:* Plant stands under 4 feet in height and potted plants can be placed in flower beds if removed during the non-growing seasons.
- e. The Lawn and Landscape Committee should be contacted for clarifications.

2. *Decorative items*

- a. Owners are not to attach anything to the exterior of their unit, including roofs, gutters, and siding. The following exceptions are permitted if no damage is caused and the decorations are not offensive:
 - i. Decorations on front doors
 - ii. Decorations under the house number on the garage. There should be a single attachment point using a weatherproof fastener firmly secured. The Association will affix the fasteners to buildings that are resided.
- b. No artificial decorative items, including birdbaths and statues, are to be placed on sidewalks, lawns, or flowerbeds. The following exceptions are permitted for small, non-offensive decorative items:
 - i. No more than three decorations on the lakeside patio and nearby flowerbeds.
 - ii. No more than three items on the parking-lot-side door landing.
- c. Torches, fire pots, or similar fire devices are not permitted. Exterior candles are permitted if attended.
- d. No signs of any type are permitted outside units, nor are signs visible from the exterior through windows with the following exceptions:
 - i. Name plates on the parking lot side door.
 - ii. A small For Sale sign can be displayed in one window of a unit.
- e. Seasonal decoration exceptions:
 - i. Winter holiday season decorations can be placed by owners near their units starting the weekend before Thanksgiving and ending the weekend after New Year's Day.
 - ii. Decorations near the unit are permitted a week before and 2 days after the following celebration dates:
 - Easter
 - Memorial Day
 - Independence Day (July 4)
 - Labor Day
 - Halloween
 - iii. Decorations are not to be attached to or hung from gutters. No fasteners of any kind are to be attached to unit exteriors, with the exceptions noted in (a) and (d).
 - iv. No other seasonal decorations are permitted.
- f. The Architecture Committee should be contacted for clarifications, including special needs for handicapped access.

3. *Policy Changes*

The Board reserves the right to review and revise this policy.

Board Approval Date: February 23, 2006