

SUMMARY OF IMPORTANT MALLARD POINT REGULATIONS AND POLICIES

Parking

- General parking: Park in designated spaces only.
- Owner parking:
 - Owners can park up to three vehicles at MP, with no more than two in common areas.
 - RVs, travel trailers, watercraft, boat trailers, trailers, etc. can be parked in an owner's driveway, the central parking area, or by the tennis courts but *for no longer than 48 hours*.
- Guest parking: When expecting several guests, owners should advise guests to park in the common center area, the west side of the circle, or the north side of the tennis court near Building 8.

Boat docks and boats

- Each unit is provided one permanent boat slip for watercraft owned and insured by a MP owner. Half-slips are available for owner use for rent. Applications are available from the Manager.
- Modifications to, or installation of lifts on, docks or seawalls require(s) permission.
- Visitors can moor watercraft for day-use at the end of the floating docks on the north side of the point or on the south side outside Slip #16. Overnight mooring requires permission from the Manager.
- Watercraft are not allowed in swimming areas and must yield to swimmers near Mallard Point
- Watercraft must obey Virginia's 50-foot NO WAKE law when operating near Mallard Point docks, moored watercraft, and swimming areas.

Beaches

- Beach use is restricted to owners and guests. Rental unit residents have privileges on the North Beach, and Lakeland owners with deeded rights and paid annual use fee have access to the Baldwin Beach.
- Guests are welcome to use common areas and beaches while an owner is present at Mallard Point; owners should advise their guests of regulations.
- Personal property should not be left on beaches or common area, with the exception of one chair on a beach per resident during swimming season.
- Fires are not permitted on beaches or elsewhere on MP property.

Use of common areas for parties

- Access to common areas is limited to: owners and permanent residents of units, their children, and guests that are escorted by owners, permanent residents, or children of owners.
- An owner desiring to host a private party with multiple guests using common areas must complete a request form obtained from the chair of the Beach, Dock, and Seawall Committee or Manager.

Decorative items, plantings, and attachments to buildings

- Do not attach plants or decorative items to the building exterior, including the garage, roof, gutter, and siding, and trim.
- No artificial decorative items are to be placed on sidewalks, lawns, or flowerbeds.
- Outdoor signs (or signs in windows) are not permitted.
- Exceptions; the following are permitted:
 - Satellite dishes and awnings with permission prior to installation.
 - Decorations on the front door and under the house number on the garage.
 - Up to three decorative items on the lakeside patio and nearby flowerbed.
 - Seasonal decorations, as described in the policy on plantings and decorative items.
 - Owner name plates on the parking-lot-side door.
 - A for sale sign in one parking-lot side window.
 - Some exterior modifications are permitted (e.g., porch ceilings and patio tiles), but require prior approval.

Water use

- Please conserve MP residential water. Washing cars, watering of plants and lawns with water from the units is not permitted. Lake water can be used.

Pets (limit of two per unit)

- Pets must be under voice control or on a leash while on Mallard Point property, per Pulaski County law.
- Owners and guests are responsible for cleaning up pet waste on Mallard Point property. However, we have permission to use the hill across the road from Mallard Point without need to clean up after pets.

For information, permissions, and violations: Contact Raines Property Management 951-0000.

For the complete and official versions of regulations see the Covenants (Article XII) and the "Homeowners Handbook".