

GENERAL REQUIREMENTS FOR BUILDING IN MALLARD BAY

These requirements have been developed to ensure compliance with the Mallard Bay covenants. They are in addition to, and do not replace, county, state and other government requirements. Please give a copy of them to your contractor before you sign a contract. The property owner is responsible for any violations of the covenants or these requirements by the contractor. The Architectural Review Committee may impose penalties for violations of the covenants.

1. No work of any kind, including clearing or tree removal, may be done, and no house or other structure of any kind, including a shed or outbuilding, may be erected, until it has been approved by the Architectural Review Committee (ARC) in writing.
2. Within the Landscape Preservation Zone (LPZ) indicated on the plat of your lot, no trees or shrubs may be removed without the written approval of the ARC. Outside the LPZ clearing may be done in accordance with a site plan approved by the ARC, but no tree larger than 6 inches in diameter may be removed without written ARC approval. The ARC will require replanting of areas improperly cleared, and may impose other penalties. *Be sure you know where your property lines and LPZ boundaries are!*
3. Once the lot is cleared, grass and weeds must be kept cut to less than 12 inches.
4. Any changes in approved site or building plans must be approved in advance by the ARC. This includes any additional clearing or tree removal, and any changes in detailing, color, texture, etc. of exterior surfaces of the structure.
5. During construction, an adequate trash container for construction debris must be placed on the lot, and all trash and garbage must be placed in it, not on the site or the road. The trash container must be emptied as necessary.
6. A portable toilet must be placed on the cleared site before construction begins and must remain in place until the job is complete or until permanent toilets are available on the site for workers' use.
7. Construction materials must be stored on the site in a neat manner, and not on roadways or common areas. Likewise, construction vehicles, including trailers, must be parked on the site. The ARC may approve exceptions, and designate an alternate storage or parking location, only for brief periods and when no reasonable alternative exists.
8. Damage to roads, shoulders, and common areas must be repaired promptly to restore the damaged area to its original condition.
9. Only one construction sign, not exceeding 18 by 24 inches, may be placed on the site.
10. All exterior work must be completed within 12 months of breaking ground.

The ARC wants your project to go smoothly and is ready to work with you to resolve any issues or problems that may come up concerning these requirements. We encourage you to contact the ARC promptly if questions arise.