

## DECLARATION OF RESTRICTIONS OF MALLARD LAKES SUBDIVISION

- 1: Lots can be used for residential housing only. No parking of commercial equipment or vehicles on any lot is allowed.
- 2: Only single family dwellings and attached or detached garages are allowed on lots (servants quarters also allowed). Developer reserves rights to use one home as an office.
- 3: Developer retains full architectural control over building. No building, fence, wall, garage, or structure of any kind (including alterations of such) may be started until reviewed by developer. Review will take no longer than 30 days. If it does, then it shall be considered approved.
- 4: No lot shall be subdivided without permission of developer.
- 5: No residence less than 1200 square feet of heated floor space can be built on any lot.
- 6: All sewage disposal will be by central sewer service provided by the Town of Lexington.
- 7: Placement, type, design, and color of any mailbox and support must be approved by developer.
- 8: No building can be less than 30 feet from the street which it faces, 10 feet from the side boundary lines, and 20 feet from the rear boundary lines. The developer reserves the right to modify the side and back boundary lines restrictions by no more than 20%.
- 9: Nothing which constitutes an annoyance or a nuisance, including unsanitary conditions and noxious or offensive activity, will be allowed. No farm animals may be kept on a lot.
- 10: No disks, dishes or free standing antennas are allowed.
- 11: No tent, shack, or temporary structure is allowed on a lot. Campers and boat trailers are allowed, but they may not be parked on the street. Clotheslines must be kept behind the house and not visible from the street. All garbage receptacles must be kept out of sight from the street or adjoining residences.
- 12: All easements fall under the jurisdiction of the developer. But, the easement areas shall be maintained by

the lot owner.

13: No signs are permitted on lots except those advertising the lot or home for sale.

14: Each building will have an asphalt or concrete driveway.

15: These restrictions come with the land, and are binding to all lot owners.

16: If any person should violate these restrictions, any resident of Mallard Lakes has the legal right to enforce these restrictions through a court of law.

17: In the event of any unintentional violations of the building line or lot line restrictions, the developer reserves the right to change the building line restrictions.

ANY RESIDENT NEEDING AN OFFICIAL COPY OF THESE RESTRICTIONS JUST NEED ATTEND THE NEXT ASSOCIATION MEETING OR ASK A MEMBER. WE ENCOURAGE ALL RESIDENTS TO BECOME MEMBERS.