

MALLARD LAKE APARTMENTS
Live Smart at Mallard Lake!

PARKING RULES AND REGULATIONS

1. The Parking Permit must be hung clearly displayed while on the property. Any permit that is difficult to see may result in the vehicle being towed at the owner’s expense.
2. The maximum number of cards allowed in our parking areas is two (2) per apartment, with the exception of guests. All motor vehicles must have a current license plate.
3. Management must be notified in writing of any vehicle changes.
4. No commercial vehicles may be parked at Mallard Lake except while loading and unloading.
5. No boats, trailers, campers or other recreational vehicles are permitted on the property.
6. No vehicles may be stored, maintained, washed, or left in a non-operational condition in the Mallard Lake parking lots. Any motor vehicle **driven less frequently than three times per week shall be considered “stored”** and may not be left in the Mallard Lake parking areas.
7. Double-parking your vehicle is prohibited.
8. Motorcycles may be parked one (1) per stall and must be registered in the Leasing Office. Motorcycles may not be brought into or near the buildings or patios. Snow removal procedures preclude the parking of motorcycles in the Mallard Lake parking lots from November 1st through March 31st, per Village of Wheeling Ordinance.
9. Vehicles without valid license plates may be towed at the owner’s expense.
10. “For Sale” signs and car and motorcycle covers are prohibited.
11. Flat tires must be repaired immediately.
12. At no time may any motor vehicle park, stop, or stand in areas designated “Fire Lanes” or “No Parking Zone.” At no time may motor vehicles park, stop, stand, or travel upon sidewalks, grass or any other areas meant for non-vehicular use.
13. Watch for plow trucks and move your vehicles to cleared areas after each snowfall to expedite snow removal. Keep in mind our plows work sideways, not stall-by-stall. Your vehicle must be cleaned off and relocated within 24 hours after each snowfall, or Mallard Lake will relocate your car/truck to a cleared area without prior notice and a fee of \$25.00 will be charged to your account.
14. If you will be out of town two or more days during the snow season, even for a short period of time, we ask that you park your vehicle in our “Vacation Parking” area. This is located on Hintz Road at the southeast end of the community across from 1576 & 1582 Hintz Lane. Notify the office if you plan on parking in this area. Mallard Lake parking tags must be displayed in the vehicle window. We will do our best to plow around the vehicles, but we are not responsible for clearing off cars or for removing snow from around the vehicle.

Failure to comply with any of the aforementioned Parking Rules and Regulations will result in the non-complying tenant’s motor vehicle(s) being ticketed and/or towed the owner’s expense. Tenant shall be liable for all towing charges and off-site storage charges of the motor vehicles of their respective guests, visitors, and invitees. If your permit is lost or not returned upon move-out, you will be charged a replacement fee of \$25 per permit. If the permit is not properly displayed and the vehicle is towed off the property, there will be a minimum charge of \$150 from the towing company.

Permits are transferable between cars.

LESSEE SIGNATURE _____ DATE _____

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SERIAL #S OF PERMITS ISSUED _____ UNIT ADDRESS _____