

Mallard Bay Lot Cleaning Policy

The Mallard Bay Property Owners Association Architectural Review Committee (ARC) has adopted the following policy to articulate the difference between “Clearing” and “Cleaning” of a lot in Mallard Bay and to establish allowances and restrictions on lot cleaning.

CLEARING

This refers to the removal of trees and shrubs on a lot which interfere with the building of a home. Once a home has been approved and in preparation for building, trees, shrubs, and all vegetation may be removed in areas defined by the size and location of the house and related attachments such as driveways, septic fields, and turn-arounds.

CLEANING

This refers to a lesser degree of vegetation removal to permit easier access to the lot for activities such as owner enjoyment or surveying. This allowance applies to all areas of the lot including the LPZ. Cleaning of a lot may be approved by the ARC as follows:

1. None of the following may be removed:
 - a. Dogwood
 - b. Holly
 - c. Oak
 - d. Maple
 - e. Hickory
 - f. Sweet Gum
2. At no time may any cutting, trimming, pruning, or plant removal be allowed within 100 feet of the high water mark on the Great Wicomico River or associated wetlands or within 50 feet of the lakes or ponds without County approval.
3. Mountain Laurel and Bay Berry (Waxberry Myrtle) may be pruned no lower than three feet from the ground.

4. The following trees which are less than 6 inches in diameter measured at a height of 1 foot above the ground may be removed:
 - a. Pine
 - b. Poplar
 - c. Tupelo (black gum)
 - d. Hornbeam
 - e. Sassafras
 - f. Cherry
5. All dead, dying, fallen, and diseased trees may be removed.
6. Other plants and vegetation may be removed as needed.