

MEADOWLAKE FARMS HOMES ASSOCIATION

Restated Rules and Regulations

*Originally adopted on November 5, 2003 by Resolution 03-11-02. Revised January 15, 2004.
Restated May 1, 2018 by Resolution 2018-05-01. Revised March 3, 2020 by Resolution 2020-03-03.
Revised April 1, 2025 by Resolution 2025-04-01.*

Introduction

These rules and regulations are established and enforced by the Board of Directors and shall be complied with by all lot owners (members) and their family members, tenants, guests or other invitees. The members of the Association may, by a majority of the members present in person or by proxy, at a meeting convened in accordance with the Declaration of Covenants, Conditions, and Restrictions and called for that purpose, repeal or amend any rule or regulation adopted by the Board of Directors (BOD).

Scope

The purpose of this document is to implement and clarify requirements set forth in the Declaration of Covenants, Conditions and Restrictions. It also contains elements of the Virginia Property Owners' Association Act (Code of Virginia, §55.1-1819) and the Code of York County. It is not intended as an all-inclusive document but rather as a tool for the Board of Directors to use to maintain continuity in the community and as a quick reference guide for the homeowner. Should a conflict arise between this document and higher governing directives, the higher document will always prevail. The Board of Directors is the governing authority for these rules and regulations and retains the right to change and/or waive any rule if it is allowed by the source documents and is in the best interest of the community.

Applicability

This document applies to all 193 homeowners of both detached single-family and cluster homes. However, Architectural Control of the cluster homes remains with the Meadowlake Farms Cluster Homes Association.

I. Architectural Control and Proper Maintenance

1. Buildings, fences, walls or structures (including antennas and satellite dishes not exempted by the Code of Virginia), solar panels, exterior additions or alterations, changes to exterior colors, or changes governed by Article V of Declaration of Covenants, Conditions, and Restrictions, require written approval by the Board of Directors.
2. Requests for approval shall be submitted in writing to the Board of Directors prior to any work commencing. If the Board fails to approve or disapprove such request within thirty (30) days after said request has been submitted, approval will not be required and this regulation will be deemed fully complied with. Once approved, work must commence within 6 months from date of approval. Once started, reasonable continuous progress must be made towards its completion.
3. Requests shall be submitted in writing and shall show the nature, kind, shape, height, materials, design, color and location on the lot with reference to existing structures and lot boundaries.
4. Fences shall be constructed of wood or other material approved by the Board of Directors. Fence style must conform with the look of the home and neighborhood. Chain link or metal posts with wire fences are not allowed. Wooden split rail wooden fences with wire mesh may be permitted in

locations where the fence design is found to be consistent with the immediate neighborhood by the BOD. Fences shall be confined to the rear yard and any side yard up to a point encompassing any side door entrance or the middle of the side of the house. Fences shall not exceed 6 feet in height and shall be within the homeowner's property lines.

5. Detached buildings shall be single-story and may not be larger than 250 square feet. Structures shall be located not less than 10 feet from the house and shall be located no closer to the front of the lot than a line perpendicular to the midpoint of the side of the house. Homeowners are responsible for ensuring that structures comply with the Code of York County.

6. Homeowner properties shall be maintained in a manner that is neat and uncluttered. Lawns, shrubbery and flowerbeds must present a groomed appearance when viewed from adjacent, common, public or private properties. Grass height must not exceed eight (8) inches. Birdbaths, windmills, lighthouses, lawn furniture or other items designed for lawn uses are acceptable. All other items must be stored in a garage, shed or otherwise hidden from view.

7. Containers, bags and bundles shall not be placed at the roadside for collection more than twenty-four (24) hours before the regularly-scheduled collection time and shall be removed from the roadside no later than midnight of the day of collection or as regulated by the Code of York County, if different.

II. Vehicle Control, Storage, and Repair

1. The term "vehicle" and "vehicles" as used in this section shall refer to all types of motor vehicles, including without limitation passenger automobiles, trucks, vans, motorcycles, recreational vehicles, boats and trailers.

2. Motorized, wheeled vehicles, or other vehicles as determined by the Board of Directors, shall be parked or stored only on paved or gravel surfaces specifically designed for vehicular use.

3. No vehicle, including utility trailers, that exceeds 24 feet in length (as determined by the manufacturer's published design specification) shall be stored on any lot. A boat that depends on a trailer for land transportation must remain on its trailer at all times. Exceptions include canoes, kayaks, or other vessels designed for transport on a vehicle rooftop or bed of a pickup truck. Owners of boats and trailers may use the side and rear areas of their property for storage provided it is not forward of a line extending out laterally from the front face of the home and does not detract from the appearance of the home or adjacent property.

4. No more than one (1) recreational vehicle, boat, trailer, boat-on-trailer or combination may be stored on any lot. Visiting recreational vehicles are exempted providing the stay is of limited duration, typically two weeks. Requests for waivers must be submitted in writing to the Board of Directors in time for the next regularly scheduled Board meeting. Each request will be considered on a case by case basis. Generally, waivers will be approved if the exception does not detract from the appearance of the property, adjacent property, and has the concurrence of the adjacent homeowners. The Board of Directors may revoke waivers anytime and without justification. A thirty (30) day notice of revocation will be provided to the homeowner in writing.

5. Parking or storage of inoperable, unlicensed, or abandoned vehicles of any type is prohibited. The repairing (except routine, minor maintenance), overhauling, painting or work of a similar nature on any vehicle is also prohibited.

III. Pets

1. Pets shall at all times be fenced, leashed, or under the direct control of the animal's owner consistent with the Code of York County.
2. Pet owners shall not allow pet waste to be deposited on the Common Areas. Violators are subject to a fine of up to \$50.00.

IV. Recreational Facilities and Common Areas

1. The following are prohibited in or on the lake: swimming, ice-skating, walking on ice, and fuel-powered boats and other vessels. Non-lake residents may launch boats from the common area adjacent to the tennis courts only. Please be respectful of the residents living on the lake.
2. 6. Fishing, walking, running or any other activity is prohibited along the bank of the pond except in the designated common areas at the pool facility, the playground area opposite Jackson Circle, and the common areas at North Lakeland Crescent and Kyle Circle. The Board of Directors reserves the right to authorize maintenance in the easement surrounding the pond.
3. Vehicles shall not be parked in the pool parking lot overnight without the approval of the Board of Directors. Vehicles parked in the pool parking lot without authorization may be towed at the owner's expense.
4. Tennis courts are available on a first-come-first-served basis and shall be used for tennis playing only (no bike riding, skating, etc. on the courts). Advance reservations may be made through the Secretary/Treasurer or Manager and have priority over free play. Court users shall not leave trash in the courts.
5. Rules and regulations, as issued separately annually, shall govern use of the pool facility.
6. Nothing that may hinder drainage shall be put in the common area ditches (includes trash, leaves, grass clippings, branches). No plants, animals, or waste of any kind may be placed in the lake without the approval of the Board of Directors.
7. The ball field is available on a first-come-first-served basis, except when reserved in advance. Reservations for use of the ball field should be submitted in writing to the Secretary/Treasurer or Manager at least ten days prior to the desired date. Requests will normally be approved in the order submitted. The Board of Directors reserves the right to set field priority scheduling for special occasions or other functions.

V. Enforcement (*In accordance with §55.1 – 1819 of the Code of Virginia*)

1. Lot owners charged with violation(s) of these Rules and Regulations will be sent a written notice by the Board of Directors which shall state a reasonable period of time in which the violation(s) must be corrected.
2. If the violation remains after the stated period of time given for correction, the lot owner shall be given an opportunity to be heard and to be represented by counsel before the Board of Directors. Notice of a hearing shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the lot owner at the address of record with the Association at least fourteen (14) days prior to the hearing. After the hearing, the Board may, in its discretion, declare the property no longer in violation, extend the deadline for correction, assess non-compliance charges, or make any other

determination it deems appropriate and in the best interest of the Association. Notice of the Board's decision shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the lot owner at the address of record with the Association within seven (7) days of the hearing.

3. The Board of Directors may assess a non-compliance charge of up to \$50 for each single offense or \$10 per day for any offenses of a continuing nature. The total charges for any offense of a continuing nature shall not be assessed for a period longer than 90 days or as regulated by the Code of Virginia.

Summary of 2004 Changes

Relaxed many of the previous restrictions to coincide with the current community standard and Board of Directors philosophy that has evolved since inception. For example, replaced 10'x 12' shed dimension with 150 square feet as the defining limit. Added requirement to commence work on requested changes within 6 months of approval and work toward a prompt completion. Included the requirement to maintain the Properties in an uncluttered and groomed manner. Set maximum penalty for non-compliance of the rules to the level set forth by the Code of Virginia. Added minimum of 30 days correction allowance before non-compliance charges may be assessed. Increased vehicle length to 24 feet to better accommodate recreational vehicles. Clarified rules governing the use of the tennis court, ball field and pool. Added rule to protect the banks of the pond. Corrected appeal process to comply with the Code of Virginia, the statutes of the State of Virginia, and the County of York. The Board of Directors originally adopted these rules by unanimous vote on November 5, 2003 by resolution number 03-11-02.

Summary of 2020 Changes

Allowed for fence materials other than wood or those with a wood-like appearance to be approved by the Board of Directors. Increased allowable size of detached buildings to 250 square feet.

Summary of 2025 Changes

Increased maximum height of all fences to six (6) feet. Specified the requirement to obtain written approval prior to solar panel installation. Clarified use of the lake for non-lake residents. Corrected grammatical or scrivener's errors and information inconsistent with the Code of Virginia.

This Resolution was adopted this 1st day of April, 2025, by the Board of Directors.

MEADOWLAKE FARMS HOMES ASSOCIATION, INC.

By: *D. Timothy Wallace*
D. Timothy Wallace, President