

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 2020-03-02.

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 Homeowners Association Act (Code of Virginia, Chapter 26 Section 55-513) 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 waive any rule if it is allowed by the source documents and is in the better 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), 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 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 4 feet in height, except 6 feet where the rear property line of the lot adjoins the exterior boundary of Meadowlake Farms.

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. The 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 twelve (12) 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. Violators will be subject to the fines described under Enforcement below.

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 at all times 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.
2. 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.
3. 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 Association secretary and have priority over free play. Court users shall not leave trash in the courts.
4. Rules and regulations, as issued separately annually, shall govern use of the pool facility.
5. 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.
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.
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 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

1. Lot owners charged with violation of these Rules and Regulations will be sent a written notice by the Board of Directors with at least thirty days to correct the problem before fines are assessed.

2. The Board of Directors may assess a fine of up to \$50 for each single offense or \$50 plus \$10 per day for offenses of a continuing nature. Total fine shall not exceed \$900 or as regulated by the Code of Virginia. Architectural changes that commence without required Board of Director approval will be assessed a \$100 fine plus \$10 per day if work continues after notification to cease and desist. Changes that require Board approval and Board response criteria are defined in the Declaration of Covenants, Conditions and Restrictions, Article V.

3. Before any such charges are assessed, 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 first class, registered or certified mail, return receipt requested to the lot owner at the address of record with the Association at least fourteen days prior to the hearing. The Board may, as a result of the hearing, uphold or drop charges and reduce the fine. The Board shall notify the lot owner of its decision within 10 days of the hearing.

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 fines 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.

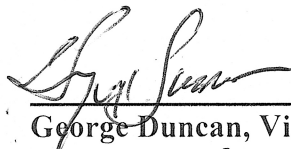
Summary of 2020 Changes

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.

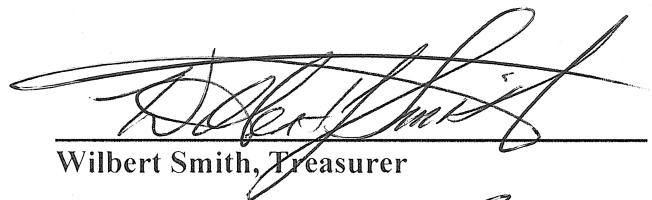
IN WITNESS WHEREOF, the undersigned have executed these Restated Rules and Regulations, Resolution 2020-03-02, as of March 2, 2020.



Timothy Wallace, President



George Duncan, Vice-President



Wilbert Smith, Treasurer



Brett Roquemore, Member



Soroosh Zeiny, Member