

MFHA Covenants Compliance Guidelines
(for the single-family homes only)

Typical Citation Issues	Related Covenant, Restriction or Regulation	# Days to Fix
<ul style="list-style-type: none"> -Roof Stains, -Rusting Chimney Cap -Roof Vents, Trim, Siding damaged or peeling 	MEADOWLAKE FARMS HOMES ASSOCIATION RESTATED RULES & REGS (5/1/18), Section I Architectural Control and Proper Maintenance (6) Properties shall be maintained in a manner that is neat and uncluttered.	60
<ul style="list-style-type: none"> -Mold on siding -Mail/Newsbox, Fence, Shed or Basketball Hoop moldy or in disrepair -Driveway Culvert or Gutter in disrepair 		30
Grass, weeds, driveways, landscaping	MFHA (5/1/18) Section I Architectural Control and Proper Maintenance (6) 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 inches.	14
Yard Items	MFHA (5/1/18) Section I Architectural Control and Proper Maintenance (6) Properties shall be maintained in a manner that is neat and uncluttered...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.	14
<ul style="list-style-type: none"> -Boat, trailer, RV in front driveway -Vehicle parked on grass 	MFHA (5/1/18) Section II Vehicle Control, Storage, and Repair (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, will exceed 24 feet in length, as determined by the manufacturers published design specification, shall be stored on any lot. Boats that depend on a trailer for land transportation must remain on its trailer at all times. Owners of boats and trailers may use the side and rear areas of their property for storage providing 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) Not more than one 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.	14
Unregistered/Inoperable Vehicles	MFHA (5/1/18) Section II Vehicle Control, Storage and Repair (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.	14
Architectural Review	MFHA (5/1/18) Section I Architectural Control and Proper Maintenance (1) Buildings, fences, wall or structures (including antennas and satellite dishes not exempted by the Code of Virginia), exterior additions or alterations, or changes to exterior colors require written approval by the Board of Directors. (4) Fences shall be constructed of wood (or of a material with a wood-like appearance) and 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. Fence style may be stockade, board on board, or picket. (5) Detached buildings shall be single story and must be less than 150 square feet. Structures shall be located not less than 10 feet from the house and setbacks to comply with the Code of York County. Additionally, detached buildings shall be located not closer to the front of the lot than the midpoint of the side of the house.	60

For more detailed information, please see the full text of the MFHA governing documents on the Association's website, www.meadowlakefarmshomes.com.