

MVS COMMUNITY GUIDELINES

The items listed below with an asterisk refer to Mountain View Shores Restrictions.

To view the entire document, visit <https://mountainviewshores.org/documents>

NEIGHBORHOOD DO'S & DON'TS

- The closest Bedford County Waste Collection and Recycling Center is conveniently just 3 miles away at 2967 Fairview Church Road, Huddleston.
 - It's the responsibility of each property owner to make sure commercial trash bins are put out the night before pickup and returned next to the house by end of pickup day. Failure to do so may result in fines being levied. Please refer to the Regulatory Resolution No. 2025-02 found on the website for complete rules governing trash cans.
- Dogs and other household pets must be always under the animal owner's control and offer no threat to other residents.*
 - Please be polite and pick up after your pet when walking around the neighborhood.
- No camping on any residential lot.*
 - House trailers, campers, and RV's may not be stored on lots.
- Illegal fireworks are not allowed.*
- Please follow Bedford County's no excessive noise ordinance.*
 - Between the hours of 11:00 p.m. and 6:00 a.m. no noise should be heard across a residential property boundary.
 - Here at the lake be especially mindful since the surface of the lake will amplify any sound.
- High-intensity, or dusk-to-dawn lights that cause glare onto the property of others are prohibited.*
 - According to Bedford County zoning ordinance, all exterior lighting fixtures shall be designed, located, and arranged so as not to direct glare on adjoining streets or residential properties. The intensity at adjoining streets or residential properties shall not exceed 0.5-foot candles.
- It is the responsibility of each property owner to clean and maintain the culverts and swales along their property lines. Clogged culverts will cause erosion of the community roads and may also be causing damage to property during a heavy rain.*
 - Should you need assistance, we suggest asking a neighbor for advice on who to hire.

SEPTIC SYSTEMS

- Bedford County amended the county code requiring sewage disposal systems to be pumped out at least once every five years and be kept in good repair. Bedford County requires property owners to register for a zoning permit after the system has been pumped out. Please refer to the Bedford County website for more details at <https://www.bedfordcountyva.gov/government/departments-offices-a-d/community-development/planning-zoning/mandatory-sewage-disposal-system-pump-out>

ROADWAYS

- Please be extra careful passing our many walkers.
 - Speed limit is 25 MPG on all roads in the neighborhood.
 - Everyone should come to a full stop at the various stop signs posted in the neighborhood.
- No parking on roads or road shoulders between 2:00 – 6:00 AM.*
- Bedford County does not allow boats or trailers to be parked in, along or on the sides of roads at any time. One of the reasons for this is so emergency vehicles have clear access to all homes.
 - They must be parked in accordance with MVS Restrictions.*
 - If there is no room to park on the residential lot properly, property owners can request space in the neighborhood storage lots.

BOAT DOCK & RAMP

- No swimming or tie up at the neighborhood boat dock or ramp area.*
- Please lock the gate at the top of the access road after each use.

SAFE BOATING

Please remember this is a neighborhood, and you should practice the highest level of boating safety as possible. Jet skis operators need to remember to follow the same no wake speed and safety practices as boats.

- According to Virginia DWR speed laws, it shall be unlawful to operate any watercraft greater than no wake speed when within 50 feet or less of docks, piers, boathouses, boat ramps, and people in the water.
 - “No wake” is defined as the slowest possible speed required to maintain steerage and headway.
 - Operators shall reduce speed to avoid endangering persons or property by the effect of the watercraft’s wake when approaching or passing vessels under way, lying to, at anchor, or made fast to the shore; or, when approaching or passing piers, docks, or boathouses; or when approaching or passing persons in the water or using water skis, etc.
- Did you know you are responsible for any damage or injury your wake may cause? Smith Mountain Lake Association suggests:
 - Stay at least 200 feet away from the shoreline, docks, or other structures.
 - Minimize repetitive passes on any one portion of shoreline. Once you have run the same line for a while, move on to another area.

OUTDOOR FIRES

- Virginia’s 4:00 pm Burning Law is in effect from February 15 through April 30 each year.
 - <http://www.dof.virginia.gov/fire/faqs-burning.htm>
- Here are some suggestions that have been gathered from various government resources.
 - The fire in a backyard firepit should be no larger than 3ft wide by 2ft tall.
 - Portable outdoor fireplaces should be at least 15ft from structures or anything combustible.

- Fires should always be always attended, and the means to extinguish a fire must be readily available for instant use. An extinguisher with the minimum rating of 4-A and/or other approved equipment such as dirt, sand, water bucket, or garden hose shall be available for instant use.
- Hot embers and ashes shall be thoroughly extinguished when the fire is no longer attended and prior to disposal in a non-combustible container.
- Owners are responsible for any harm or damage caused by the fire.
 - To help protect you if you are legally found responsible if a guest is burned, it may be a good idea to review your current homeowner's liability coverage.
 - You are also responsible if flames damage property owned by others. It's never a bad idea to notify your insurer of the intent to have fires on your property. Not disclosing it could mean it's not covered, and if something happens you will be left footing the bill.

SPECIFIC TO RENTAL PROPERTIES

- As stated in the MVS Restrictions, owners who rent their properties are responsible for ensuring that rental occupants and their guests follow the same restrictions set forth for all MVSHOA property owners. MVS owners electing to rent their properties also must adhere to state of Virginia and Bedford County regulations, to include but not limited to noise, nuisance, safety, and rental permitting and occupancy restrictions.
- In 2023, Bedford County approved several amendments to the County Zoning Ordinance regarding short-term rentals, The updated ordinance requires rental owners to submit a management plan with Bedford County and stipulates rental operators shall register and apply for a permit annually to operate a rental property. All homeowners that operate rental must follow this ordinance. **When submitting the rental management plan to Bedford County, you will need to CC a copy to the Board of Directors at mvshoa@gmail.com for the MVSHOA files.**
- Short-Term Rental Permits – The owner of a dwelling unit to be used for short-term rental shall apply for a zoning permit to be approved and issued in conformance with Bedford County ordinances.
 - Property owners run the risk of losing their short-term rental permits if found in violation.
 - <https://www.bedfordcountyva.gov/Home/ShowDocument?id=5716> – This application found on the Bedford County website is a great place to start educating yourself.
 - The maximum number of occupants in the dwelling unit for overnight accommodation shall be calculated as two (2) adults per bedroom.
 - An adult, for the purpose of this regulation, is any person over the age of two (2).
 - The number of bedrooms shall be determined according to health department permits specifying the number of bedrooms or the certificate of occupancy issued by the Bedford County Department of Building Inspections.

HELPFUL LINKS

Bedford County - https://library.municode.com/va/bedford_county/codes/code_of_ordinances

State of Virginia - <https://law.lis.virginia.gov/vacode/>