

AMENDMENT TO DECLARATIONS OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR LEGACY BAY SUBDIVISION

COMES, LAKE DEVELOPERS, A TENNESSEE GENERAL PARTNERSHIP (“Developer”), and hereby amends Declaration of Covenants Conditions and Restrictions for Legacy Bay previously recorded on July 24<sup>th</sup>, 2000, in Deed Book 429, page 289 as follows:

In accordance with ARTICLE IX, SECTION 3 and SECTION 5, amendment is hereby made to said Declaration as follows:

ARTICLE V, Covenant for Primary Use Restrictions at page 12, be and hereby is amended to read as follows:

**Section 2. Minimum Square Footage Requirements.** Any residence constructed upon any Lot shall contain a minimum living area measured from the outside of the exterior walls, exclusive of porches, basements, attics, patios and garages as follows:

- (a) Phase I, Phase II and Phase III excluding the wooded lots in Phase II and the Grand Reserve, Legacy Bay Subdivision.
  - (i) One story residence minimum 1,600 square feet;
  - (ii) One and one half story and two story residences: 1,800 square feet with a minimum of 1,400 square feet on the ground floor.
- (b) Wooded lots in Phase II and wooded mountain lots in future phases for the purpose of constructing a log home/cabin.
  - (i) All residences minimum 1,400 square feet on the ground floor
- (c) Grand Reserve, Legacy Bay, Subdivision
  - (i) One story residence minimum 2,000 square feet;
  - (ii) One and one half story residence: 2,200 square feet
  - (iii) Two story residence: 2,500 square fee, with a minimum of 1,600 square feet on the ground floor

ARTICLE VI, Covenant for Architectural and Landscape Control at page 17, be and hereby is amended to read as follows:

**Section 1. Approval of Construction and Landscape Plans** - Paragraph (e) at page 19, be and hereby is amended to read as follows:

(e) Prior to the installation of landscaping on any Lot, a Lot Owner must present a detailed plan and plat of the proposed landscaping to the Developer or his successor for approval. The Developer or his successor will take care to protect the scenic view of all Lot Owners when reviewing and approving such plans and plats. All trees, shrubs and other vegetation shall not be allowed to exceed thirty-five (35) feet in height.

LAKE DEVELOPERS PARTNERSHIP, a  
Tennessee General Partnership  
Lake Developers, LLC

By: \_\_\_\_\_  
Terry N. Coleman, Member  
Title: General Partner

STATE OF TENNESSEE  
COUNTY OF GRAINGER

Before me, Debora C. Sweany, a Notary Public of the state and county aforesaid, personally appeared, Terry N. Coleman, with whom I am personally acquainted, and whom, upon oath, acknowledged himself to be a Partner, of Lake Developers, LLC, the within named bargainor, a corporation and that he, as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself a Partner.

WITNESS my hand and official seal at office, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: March 3, 2002