

By greater than 60% vote of the entire membership, the following policy, rules and procedures are adopted for the Legacy Bay Homeowners Association effective July 17, 2023 as Covenants, Conditions and Restrictions.

Revision to CCR Article V, Section 5, and Addition of Article V, Section 20

ARTICLE V

USE RESTRICTIONS

Section 5. Use of Other Structures. No structure, temporary or permanent, including without limitation an out building, trailer, basement, tent, shack, garage, barn or structure other than the main residence erected on a Lot shall be permitted on any Lot except temporary tool sheds or field offices used by a builder or Developer, which shall be removed when construction or development is completed and no such structure shall at any time be used as a residence temporarily or permanently.

Section 20. Motor Vehicles, Watercraft, and Trailers. No motor vehicles shall be parked or kept on any Lot at any time unless located in a driveway or housed in a garage. No person shall engage in major vehicle, machinery, or equipment repairs within Legacy Bay at any time.

(a) **Prohibited Vehicles.** The following vehicles shall be prohibited from parking at any time within Legacy Bay unless the vehicle is housed in an enclosed garage, meets an exception at Paragraph (b) herein, or is grandfathered based upon a prior Board of Directors' decision.

- i. Any motor vehicle which has a gross vehicle weight rating or gross combination weight rating of twenty-six thousand one (26,001) or more pounds.
- ii. Any motor vehicle which is used in the transportation of hazardous materials, agents, or toxins and is required to be placarded by the State of Tennessee.
- iii. Any motor vehicle in which the driver is ordinarily hired for transport, including, but not limited to, taxis, limousines, passenger vans, or buses.
- iv. Any motor vehicle with visible logos, signage, advertising, or irregular and distinct coloring or markings which creates the appearance of a commercial vehicle.
- v. Any motor vehicle with equipment attached, strapped, or affixed to the exterior of the vehicle, including, but not limited to, storage containers,

racks, ladders, and pipes, which creates the appearance of a commercial vehicle.

- vi. Any motor vehicle, machinery, or equipment used in the agricultural, industrial, or construction industry.
- vii. Any motor vehicle or trailer constructed for the purpose of permanent or temporary habitation, including, but not limited to, an RV, camper, house trailer, or mobile home.
- viii. Any motor vehicle used for recreational purposes including but not limited to golf carts, all-terrain vehicles, and light utility vehicles.
- ix. Any inoperable motor vehicle.

(b) Exceptions to Prohibited Vehicles. The following exceptions to Prohibited Vehicles at Paragraph (a) herein apply.

- i. Government-issued public safety vehicles are allowed.
- ii. Any motor vehicle with visible logos, signage, advertising, or irregular and distinct coloring or markings which creates the appearance of a commercial vehicle ("Markings") shall be allowed if markings do not exceed 2'x3' or 864 square inches on each passenger and/or driver's side door panels or markings are covered with a magnetic or other removable self-adhesive material. Said self-adhesive material shall be of a solid color homogeneous to the motor vehicle's base color or, no other uncovered advertising will be permitted.
- iii. Any vehicle or trailer constructed for the purpose of permanent or temporary habitation, including, but not limited to, an RV, camper, house trailer, or mobile home, may be temporarily parked in a Lot owner's driveway for the purpose of preparing for departure or cleaning after use with prior written approval by the Board.
- iv. Vehicles, machinery, or equipment reasonably necessary during maintenance, construction, or alteration of a Lot or Common Area is allowed

for no more than 48 hours. Said vehicles, machinery, or equipment may be allowed for longer periods of time with prior written approval by the Board.

(c) Watercraft, Watercraft Trailers not to exceed 30' in total length, and Non-Watercraft Utility Trailers not exceeding 20 feet in total length, utility trailers exceeding 20 feet in total length are prohibited.

i) Only watercraft and watercraft trailers may be parked in the dock parking lot.

Only one (1) watercraft or one (1) watercraft trailer per household not exceeding 30' in total length may be parked in the dock parking lot simultaneously.

ii) Only one (1) watercraft, watercraft trailer, or non-watercraft trailer (utility trailer not exceeding 20 feet in total length) may be parked on an owner's Lot. The watercraft or trailer must be parked in a garage or driveway or approved paved patio; parking on an owner's lot in a grass or graveled area is prohibited.

The above policy, rules and procedures are affirmed by the Legacy Bay Homeowners Association Board of Directors to be implemented and enforced effective July 12, 2023 based upon a vote exceeding 60% of the entire membership as recorded by the Secretary and the threshold required in the Association Bylaws and shall remain in effect until or unless changed by a vote of the membership according to Association Bylaws.

These policies, rules and procedures as adopted by the membership on July 12, 2023, are hereby recorded with the Hawkins County Register of Deeds.

David Hildreth,
President

David Hildreth

Date

7/17/23

BK/PG: 1514/382-384

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| SPECIAL SURT RESTRICTIONS | |
| JUDY BATCH: 162803 | |
| 07/19/2023 - 01:02 PM | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 15.00 |
| DP FEE | 3.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 17.00 |