



**Legacy Bay Homeowners Association  
Mooresburg, TN  
Board of Directors**

**RESOLUTION ON LOT BOUNDARY LINE CHANGES**

Whereas, owners of properties in the Legacy Bay subdivision pay annual assessments to the Association as required by the governing documents of the Association, and

Whereas, the annual assessments are used for the maintenance, repair, and improvements of common properties of the Association, including, but not limited to, the gate and gate appurtenances, the roadways, the common area infrastructure (lights, storm drains, curbing, etc.), the clubhouse, the pool, the tennis court, and the marina area, and

Whereas, the Association maintains, repairs and improves all of these common assets, and

Whereas, these common properties enhance property values within the subdivision, and

Whereas, it is fiscally prudent to ensure that the Association has funds available for the maintenance, repair and improvements of all common properties, and

Whereas, boundary line changes that have resulted in the combination of adjacent lots have caused the owner(s) of the combined lot to pay a single assessment to the Association on the combined lot instead of one assessment for each lot when uncombined, causing a reduction in the assessments paid previous to the boundary line change, and

Whereas, the annual assessments are due and payable from each property owner in the Legacy Bay subdivision equally, and

Whereas, the boundary line changes that have resulted in the combination of lots into a single lot has placed a greater financial burden on all other property owners in the Legacy Bay subdivision, and

Whereas, in the past the developer changed boundary lines of several lots with and without documentation

BE IT RESOLVED THEREFORE THAT:

1. It shall be the policy of the Legacy Bay Homeowners Association Board of Directors henceforth to not approve any boundary line changes within the Legacy Bay subdivision that result in the combination of any adjacent lots into a single lot, notwithstanding any actions by Hawkins County or other municipal, county or state agencies or entities that change the boundary lines of any lot(s) within the Legacy Bay subdivision resulting in the combining of lots for any purpose, and
2. Legacy Bay subdivision lots that are combined by the action of Hawkins County or other municipal, county or state agencies or entities shall not absolve the owner(s) of said combined lots from their liability to pay annual assessments on each lot as if uncombined, and
3. Further, it shall be the policy of the Legacy Bay Homeowners Association Board of Directors to acknowledge that the boundary line changes within the Legacy Bay subdivision resulting in the combination of adjacent lots that have occurred prior to the effective date of this resolution shall be considered as permanent boundary line changes.

This resolution adopted at an open meeting of the Board of Directors of Legacy Bay Homeowners Association on April 20, 2010, and is to be recorded with the appropriate documents of the Association with the Hawkins County, TN, clerk.

LBHOA Board of Directors

Attested by:

  
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President, Legacy Bay Homeowners Association

  
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Date