

**LBHOA QUICK REFERENCE GUIDE ON USE RESTRICTIONS AND ARCHITECTURAL AND LANDSCAPE CONTROL
LEGACY BAY COVENANTS, CONDITIONS AND RESTRICTIONS, ARTICLES V AND VI (SEE CCRs FOR DETAILS)
(Please contact the Architectural Committee with any questions PRIOR to starting any project)**

Item	Restriction	CCR Reference	Remarks
Animals	<p>No farm animals, livestock or poultry allowed</p> <p>No dogs, cats or other common household animal can be kept for breeding or commercial purposes</p> <p>No pet can be allowed to make an unreasonable amount of noise or become a nuisance</p> <p>Pet housing must be at rear of improvement</p> <p>Dogs cannot roam free</p> <p>No dangerous pets</p>	Article V, Section 6, as amended	<p>If pet housing is outside</p> <p>In Opinion of Association</p>
Antennas, Aerials, Satellite Dishes or Similar Apparatus	<p>External mounted antenna(s) generally not allowed</p> <p>18" Mini-Dish Allowed</p> <p>Association may erect a master system for the benefit of all</p>	Article V, Section 9 & Article VI, Section 1(b)	<p>Written approval required by Association</p> <p>FCC rule specifies one meter size & prevails over the HOA rule.</p> <p>Also see Structures, Other</p>
Clotheslines	Not Allowed	Article V, Section 7	
Construction	Approval required for any construction, including alterations and additions, during and after construction of residences, on any lot between building lines and street. No fires or burning on the lot.	Article VI, Section 1(a) and Article VI, Section 1(f)	<p>Written approval required by Association before commencement (refer to construction guidelines document)</p> <p>Also see Use</p>
Construction Damage	Owner responsible to repair at their cost, damage done to common areas, streets, utilities or other fixtures and improvements caused by construction activities on or appurtenant to their lot.	Article V, Section 19	
Construction Materials	All new home construction, must supply actual siding sample before approval. The AC committee will not approve any type, style, configuration of vinyl siding material. NO VINYL SIDING WILL BE APPROVED! Brick, Stone, Stucco, Hardie Board is preferred. No burning allowed.	<p>Article VI, Section 1(c)</p> <p>Article VI, Section 1(j)</p>	<p>Sole right & authority of Association to approve or disapprove. Any question as to all inclusive nature of this covenant, judgment of Association in its sole discretion shall control.</p> <p>Shall extend to the ground level on all sides of the building</p>

Construction Materials (cont'd)	<p>Other exterior materials</p> <p>Approved driveway material shall be concrete, pavers or brick and maintained in accordance with the rules, regulations and PSI guidelines of the approved selected material. The driveway is an asset and should exhibit harmony with the dwelling and neighboring homes.</p>		<p>Written approval required by Association. Harmony among residences is goal.</p> <p>Also see "Legacy Bay Homeowners Association Architectural Committee Guidelines, approved by the Board of Directors on Nov. 3, 2011.</p>
Construction Time	<p>Construction must begin within one year after plan is approved by Association</p> <p>Once begun, construction must be complete within one year</p>	<p>Article VI, Section 1(g)</p> <p>Article VI, Section 1(k)</p>	<p>Approval terminates automatically after one year if construction is not begun.</p> <p>Special circumstances apply (see Board of Directors policy approved June 19, 2013)</p>
Doors	Standard material	Article VI, Section 1(j)	
Exterior Lighting	<p>Pride in home ownership is the shared goal for harmony in our community. Glare is a visual sensation caused by excessive and uncontrolled brightness. Light trespass is splashing or shining light on neighboring property or houses. Our intent is to respect our neighbors and prevent encroaching glare or light trespass.</p> <p>Accent landscape lighting is an accepted feature which can enhance the dwelling's exterior appearance. Soffit corner security lighting is <i>not</i> considered landscape lighting (dwelling features) and is the main cause of glare and light trespass. Soffit lighting is permitted when connected to a motion sensor programmed to time out after a set time, i.e., 20, 30 minutes and is not permitted to remain activated for long extended periods of time thereby causing glare and light trespass.</p> <p>Lights shielded, that shine downward or are dark-sky compliant are recommended.</p>		
Energy Conservation Equipment	Energy conservation equipment not allowed unless an integral part of architectural design	Article V, Section 14	As determined by Association
Fences	Not allowed (See remarks)	Article V, Section 17 & Article VI, Section 1(a),(b)	Written approval required by Association; fences may be permitted under special or

			unusual circumstances on certain wooded mountain lots when the proposed fence is not visible from the road or adjacent properties.
Garage	Must be minimum of 2-car & attached	Article V, Section 3 and Article VI, Sections 1(a) & 1(b)	
Garbage Cans	Must be concealed from view of neighboring lots, streets and adjacent properties	Article V, Section 7	Rubbish, trash & garbage shall be regularly removed & not allowed to accumulate
Grading, Lot	Final grading, seeding & landscaping of lot must be done within 30 days of residence completion	Article VI, Section 1(h)	Period can be extended if weather is inclement
Lakes, Ponds and Streams within the Property	Aesthetic amenities only No other use including without limitation, swimming, boating, playing or use of floatation devices	Article V, Section 16	Written approval required by Association
Landscaping	Approval required from Association before beginning	Article VI, Section 1(a),(d),(e) & (h) and Section 3, as amended	Refer to landscape guidance. Association will take care to protect the scenic view of all lot owners.
Mailboxes	Must satisfy postal regulations; conform to specifications established by Association; and must be of a type and design identical to that selected by the Association	Article V, Section 15	See Legacy Bay approved design New & replacement mailboxes must conform to the current Legacy Bay standard
Maintenance, Exterior	Each Owner of Property to maintain his Unit and to keep grass properly cut; keep lot free from weeds & trash; keep neat & attractive in appearance	Article VI, Section 2	
Maintenance, Exterior: Failure to Maintain	Association may, but is not obligated, to perform exterior maintenance including: Paint, repair, repair & care for roofs, gutters & downspouts, exterior building surfaces, trees, shrubs, grass, walls, and other exterior improvements	Article VI, Section 2	Enforcement provision vested in BOD. Requires majority vote of BOD to remedy the non-complying conditions and add the cost of such work to the assessment to which the lot is subject
Nuisances	No noxious or offensive trade or activity allowed; nor anything which may become an annoyance or nuisance.	Article V, Section 4	
Pools	Above ground pools not allowed	Article V, Section 11	
Rental of Property	Vacation rentals not permitted	Article V, Section 11 and TN Case Law	Renters must establish residency in Legacy Bay. All homes are for single family residence use only.

Residences	Traditional Architectural Character Other Designs Types	Article VI, Section 1(c)	All residences require written approval by Association Discretion of Association based on lot characteristics
Roof	Pitch no less than 8 on 12	Article VI, Section 1(c)	Written approval required by Association
Setbacks & Building Lines	Lots subject to all building lines, setbacks including side yard, easements & restrictions of record as reflected on plat. Front setback: Curb to easement pin/line 12', then 30' to foundation, total of 42' to foundation. Side Setback: 7'6" from structure outer drip edge or any structure extending beyond foundation. All submissions must have a certified surveyed site plan	Article VI, Section 3	NOTE: County and TVA restrictions apply Written approval required by Association
Sewage Disposal System	Sole responsibility of owner	Article VI, Section 2(a)	Compliance with TN Department of Health & Environment
Sewage Collection System (if installed by Association)	Connected lots must install watertight tank and pump approved by utility operating the system	Article VI, Section 2(a)	Association reserves right to require connection
Sheds/Outbuildings	Not allowed	Article V, Section 1, Section 5	No outbuildings of any kind permitted
Shingles, roof	Minimum 300 pounds per square for residences in Grand Reserve (Lots 147-177, Phases V and VIII)	Article VI, Section 1(i)	Metal roofing or tile is permitted if exhibiting traditional shingle look. No straight seam or standing seam.
Sight Distance at Intersections	Must permit safe sight across the street corners	Article V, Section 13	Landscaping cannot block sight
Signs	Not allowed House numbers and name plates of standard sizes	Article V, Section 18	As determined by the Association
Square Footage Requirement for one story residences in Phase I, II, & III exclusive of wooded lots in Phase II	Minimum 1600 square feet of living area at ground floor	Article V, Section 1, as amended (NOTE: Phases are as shown on recorded Plat)	Measured from outside exterior wall, exclusive of porches, basements, attics, patios and garages
Square Footage Requirement for one story residences in Phases V and VIII, The Grand Reserve	2000 sq. feet at ground floor	Article V, Section 1, as amended (NOTE: Phases are as shown on recorded Plat)	The Grand Reserve contains Lots 147-177; Phases V and VIII. (NOTE: Some developer documents show Lots 166-177 as being Phase VII. However, recorded plats and the TN property data base identify these lots as being Phase VIII.)

Square Footage Requirement for one and one half and two story residences in Phase I, II, & III exclusive of wooded lots in Phase II	Minimum 1800 square feet of living area total with minimum of 1400 square feet at ground floor	Article V, Section 1,as amended (NOTE: Phases are as shown on recorded Plat)	
Square Footage Requirement for one story residences in Phases V and VIII, The Grand Reserve	Minimum 2000 square feet	Article V, Section 1,as amended (NOTE: Phases are as shown on recorded Plat)	
Square Footage Requirement for one and one half story residences in Phases V and VIII, The Grand Reserve	Minimum 2200 square feet	Article V, Section 1,as amended (NOTE: Phases are as shown on recorded Plat)	
Square Footage Requirement for two story residences in Phases V and VIII, The Grand Reserve	2500 square feet with a minimum of 1600 square feet on the ground floor	Article V, Section 1,as amended (NOTE: Phases are as shown on recorded Plat)	
Square Footage Requirement for wooded lots in Phase II	Minimum of 1400 square feet at the ground level	Article V, Section 1,as amended (NOTE: Phases are as shown on recorded Plat)	For purpose of constructing a log home/cabin
Square Footage Requirement for wooded lots in all other Phases (Phases VI, VII, & IX.)	Minimum of 1400 square feet at the ground level	Article V, Section 1,as amended (NOTE: Phases are as shown on recorded Plat)	For purpose of constructing a log home/cabin.
Structures, Other	No building other than the main residence permitted on a lot except a builder's temporary tool shed or field office	Article V, Section 1, Section 5 Article VI, Section 1(a) & (b)	Must be removed after construction is complete. Cannot be used as a residence temporarily or permanently.
Subdivision or Boundary Line Change	Not allowed (see remarks) Developer allowed to re-plat prior to conveyance	Article V, Section 10	Written approval required by Association NOTE: County and TVA restrictions apply

<p>Tanks</p>	<p>Fuel (gas or oil) tanks must be buried. For safety and aesthetics purposes, when a lot has complete rock terrain consideration for an above ground concealed fuel tank placement must be requested on the initial application and may be approved. The above ground fuel tank must then be fully concealed from view of neighboring lots, streets and adjacent properties by non-deciduous shrubbery (does not lose its leaves) or a type of privacy fencing concealing the tank from view. The design and color should complement the home's character.</p>	<p>Article V, Section 7</p>	<p>Written approval by the architectural committee is required if the above ground placement method is engaged and what concealment is being proposed.</p>
<p>Trees</p>	<p>New plantings cannot exceed 35 feet in height</p> <p>No removal (See remarks)</p>	<p>Article VI, Section 1(d) & (e), as amended</p> <p>Article V, Section 12</p>	<p>Height limit includes shrubs & other vegetation</p> <p>Written approval from Association prior to removal</p>
<p>Unsightly or Unkempt Conditions</p>	<p>No pursuit of hobbies or activities that might cause disorderly, unsightly, or unkempt conditions on any part of the lot</p> <p>Cannot assemble or disassemble motor vehicles or other mechanical device</p>	<p>Article V, Section 8</p>	<p>Owner Responsible to prevent development of unclean, unhealthy or unkempt condition on their lot</p>
<p>Use</p>	<p>Private Single Family Residential Purpose</p> <p>No structure(s) except one for single family occupancy</p> <p>Structure not to exceed 2 stories in height and containing an attached garage for sole use of owner and occupants of unit</p>	<p>Article V, Section 1</p>	

Vehicles	<p>No trailer, motor home, boat, camper, truck or commercial vehicle may be parked or kept on any lot unless housed in a garage</p> <p>Owner may park a boat, camper or other recreational vehicle on a lot for no more than 24 hours in a 7-day period</p> <p>Automobile and motorcycles must be located in a driveway or garage</p> <p>No inoperable automobile shall be repeatedly parked on any lot or street except in an approved garage</p> <p>No major car repairs allowed</p>	Article V, Section 5(b)	<p>Exception is for vehicles reasonably necessary during construction or alterations of any building or improvement on the lot</p> <p>There will be no enforcement of this rule as long as such vehicles/vessels are not left for more than one week (Board Policy approved 4/18/13). Otherwise, park at dock area if space is available. See community-wide standards for further detailed clarification.</p>
Walls	Not allowed (see remarks)	Article VI, Section 1(a) & (b)	Except as approved by Association
Windows	Standard materials	Article VI, Section 1(j)	