



Legacy Bay Homeowners Association
6035 Paradise Cove Drive
Mooresburg, TN 37811
423-272-3697

**Rules and Standards Adopted by Membership
Perimeter Fences, Fruit/Vegetable Gardens,
Garden Enclosures, Roadside Parking
August 6, 2016**

By a majority vote of the membership, the following Rules and Standards are adopted for the Legacy Bay Homeowners Association:

**Perimeter
Fences**

The standards for perimeter fences in Legacy Bay are as follows:

1. Perimeter fences will be permitted only on the following wooded lots:

72	81	87R	93	123	208	216	224
73	82	88R	94	124	209	217	225
74	82A	89R	95	125	210	218	226
75	83	90	96	200	211R2	219	227R
76	84	91A	97	203R	213	220R	229
77	85	91	98	205	214	222	231
80	86	92	122	206	215	223	233
2. Perimeter fences are permitted only in the rear of the property.
3. The fence must be substantially concealed by the home, woodland, natural vegetation, or landscaping.
4. The fence must not exceed the dimensions of the width of the house and fall within the "shadow" of the width of the house.
5. The fence may extend to 7½ feet from the rear property line.
6. The fence must be aluminum, wrought iron or chain link only. No other fencing material may be used. PVC, stockade, split-rail, chicken wire, stone or brick wall fences are not permitted.
7. The fence must be green or black in color. No other color is permitted.
8. The fence must be installed by a professional contractor.
9. Once home construction is completed on a qualified wooded lot if trees were removed to clear a significant portion of the lot so as to make the lot less wooded, the lot may be disqualified from having a fence. A post-construction evaluation of the lot for the purposes of disqualification may be undertaken by the Association.
10. All fences meeting the above requirements must be approved by the Association prior to construction.

**Fruit and
Vegetable
Gardens**

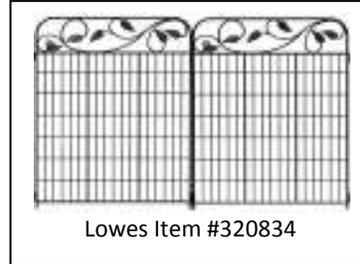
The standards for Fruit and Vegetable gardens in Legacy Bay are as follows:

1. Gardens are permitted on improved lots only.
 2. Gardens must be located in the rear of each property behind the house only.
 3. Gardens must be at least 7½ feet from the side and back property lines.
 4. The total allowable garden area on any lot may not exceed 256 square feet.
 5. The garden structure and its vegetation may not exceed 5 feet in total height.
 6. All gardens must be approved in advance by the Association.
-

Fruit and Vegetable Garden Enclosures

The standards for Fruit and Vegetable Garden Enclosures are as follows:

1. The enclosure must be substantially invisible.
2. The height may not exceed 44 inches.
3. It must be decorative.
4. The enclosure must be thin gauge.
5. The only allowable colors are black, brown or green.
6. Chicken wire, chain link, plastic webbing, lattice, stockade are not permitted.
7. The enclosure must be approved by the Association prior to installation, and a full-size sample of the enclosure must be submitted.
8. The preferred example of the approved enclosure is Lowes item #320834, model 838175.



Roadway Parking Restrictions

The parking restrictions on Legacy Bay roadways are as follows:

1. Parking of passenger vehicles or light-duty trucks on Legacy Bay roadways is permitted as long as there is no obstruction or danger posed by such parking and such parking is temporary in nature.
2. Parking of heavy-duty trucks or other large vehicles is not permitted on Legacy Bay roadways at any time except during construction or renovation as long as such parking does not impede traffic flow or pose an obstruction or danger. Such vehicles may not park on a roadway overnight on a Saturday or Sunday.
3. Boat/trailer or RV parking is not permitted on any Legacy Bay roadway at any time except for routine cleaning and general maintenance in which case such vehicles may not be parked on the roadway for more than 48 hours.

Fences that were approved by the Developer prior to the transfer of architectural control to the Association are “grandfathered” and owners of those lots will not be required to comply with the standards as identified above. Those grandfathered properties are lots 78, 88, and 226.