



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

Construction of a New Home
Form AC100

**How to Obtain Approval for Construction of a New Home or
Major Remodeling of an Existing Home**

We are happy that you have chosen Legacy Bay for your new home! This document contains information that you need to seek approval from the Legacy Bay Architectural Committee for your new home or major remodeling plans. Please read this information carefully and go over everything with your Prime Contractor before submitting the required documents.

Any construction within Legacy Bay must have the prior approval of the Architectural Committee. The approval process requires that all of the following be submitted to the Architectural Committee:

1. Building Plan Request and Checklist (form AC110).
2. Construction Agreement (form AC400) signed by the property owner and the Prime Contractor.
3. Two complete sets of architectural drawings showing all elevations and all architectural elements of the proposed construction. Plans must be professionally drawn and at least ¼ in. to 1 ft. scale.
4. A certified surveyor's Site Plan showing location of house, setbacks, driveway(s), walkways, bordering properties and roads. See guidelines for fuel tank if applicable.
5. Hawkins County sewage disposal system certification.
6. Other Hawkins County permits, as applicable.
7. TVA (Tennessee Valley Authority) permits, if required.
8. Landscape plan (at a minimum, lot must be finished, graded and seeded within 30 days of completion of the home).
9. The Contractor shall submit actual samples of the proposed exterior building materials such as roofing, brick, stone, shakes and siding in the color planned for the house. As an alternative, it is acceptable to submit color pictures along with the manufacturer, item or model number.

The property owner and the Prime Contractor are responsible for obtaining all permits prior to the submission of the architectural request to the Architectural Committee. If a permit is dependent upon architectural approval, a written explanation must be included with the application process.

These documents should be sent as a single packet to the Legacy Bay Homeowners Association, Architectural Committee, at the above address, at least 60 days prior to the anticipated start of construction. Construction may not commence until you receive written approval from the Architectural Committee.

Architectural Requirements

The following information is extracted from the Legacy Bay Covenants, Conditions and Restrictions (CCRs), other Legacy Bay documents, and general Legacy Bay guidelines:

1. No building, fence, wall or other structure shall be commenced, erected or maintained upon the property, nor shall any addition to or change or alteration therein be made to the existing improvements or the existing landscaping on that portion of the lot continued in the area between the building line and the street until the plans and specifications showing the nature, kind, shape, color, height, materials and location of same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures, landscaping and topography by the Association.
2. Setback requirements:
 - Front: From curb to the 12' foot (right of way line or easement pin). Then continuing from the (right of way or easement pin) an additional 30' feet or a total of 42' feet from the curb to the foundation. This same measure requirement is for corner lots that abut a side street.
 - Side and Rear: 7'6" minimum setbacks and are measured from all sides. Measurements are to be taken from the outer most portion of the building (drip edge). In some cases this may be the foundation or the outer edge of the roof eave or a bay window or any structure that extends beyond the foundation.
3. 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:

Phase I, Phase II and Phase III and future Phases, excluding the wooded lots in Phase II for the purpose of building a log home, and excluding the Grand Reserve, Legacy Bay Subdivision:

- One story residence minimum 1,600 square feet;
- 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.

Wooded lots in Phase II and wooded mountain lots in future phases for the purpose of constructing a log home/cabin:

- All residences minimum 1,400 square feet on the ground floor.

Grand Reserve, Legacy Bay Subdivision:

- One story residence minimum 2,000 square feet;
- One and one half story residence: 2,200 square feet;
- Two story residence: 2,500 square feet, with a minimum of 1,600 square feet on the ground floor

Note: Lots which comprise “The Grand Reserve” in Phases V and VIII are lots 147-177. Lots which comprise “wooded mountain lots in future phases” referred to lots in Phase IV, lots 89-99; Phase VII, lots 121-125; and all lots which comprise Phase VI, lots 179-209 and Phase IX, lots 210-231.

4. The home must be of traditional architectural character. Corner lot proposals should exhibit an attractive street and architectural appeal from both streets.
5. Detached garages, sheds or outbuildings of any type are not permitted.
6. The roof pitch shall not be less than 8 on 12. (Standards allow a variance for secondary roof pitches of less than 8 on 12).
7. One complete set of the plans and specifications shall be retained by the Association and the duplicate copy initialed by the Association when approved shall be returned to the owner.
8. A plot plan shall be submitted in duplicate showing the location of each and every improvement proposed, showing the boundary of the lot, all easements and building lines, floor level elevations, the location and dimensions of all buildings.
9. If any trees are proposed to be removed, such proposal shall be submitted to the Association for approval in advance.
10. 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 Association for approval. The Association 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.
11. Any proposed alterations to any of the improvements or additions thereto whether proposed to be made during the period of construction or after construction of the improvements shall be submitted to the Association for approval.
12. If construction is not begun within one (1) year after approval of the plans by the Association, the approval shall automatically terminate.
13. The lot shall be finished, graded and seeded or otherwise planted or landscaped within thirty (30) days after the completion of the main residence provided, however, this period may be extended if the sodding, seeding or planting cannot be accomplished because of inclement weather.

14. The plans and specifications shall include all details of construction and materials including without limitation the color of the brick and/or paint to be used on the exterior, and the style of the roof shingles. Roof shingles for residences constructed on Grand Reserve lots shall be a minimum of 300 pounds per square. Metal or tile roofing may be used, see AC Committee Guidelines.
15. All exterior building materials shall be predominantly brick, stone, cedar logs or a combination of the same, which materials shall extend to the ground level on all sides of the building; provided, however, that windows and doors shall be of standard material; and provided further that the Association may approve other materials than those listed herein, if such approval is given in writing. 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.
16. All exterior building materials shall be predominantly brick, stone, cedar logs or a combination of the same, which materials shall extend to the ground level on all sides of the building; provided, however, that windows and doors shall be of standard material; and provided further that the Association may approve other materials than those listed herein, if such approval is given in writing. 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.
17. All above ground tanks and other similar items shall be located or screened so as to be concealed from view of neighboring lots, streets, and property located adjacent to the lot.
18. The lot shall be subject to all building lines, setbacks including side yard requirements, easements and all restrictions of record pertaining to the property including those reflected on the Plat. No building line or setback including side yard requirements as reflected on the Plat shall be varied or modified without the prior written approval of the Association.
19. If any portion of a porch, deck or similar structure is four feet or less from the finished grade, the underside of the porch, deck or similar structure must be enclosed and surfaced with a material consistent with the exterior foundation of the house.
20. Final grading shall be consistent with the pre-construction contours of the lot and shall not permit water or soil run-off to roads or neighboring properties.
21. Construction of all dwellings and appurtenances must be complete within one (1) year of the commencement of construction.
22. The mailbox structure must conform to Legacy Bay architectural policy.
23. All chimney chases must blend harmoniously with the architectural style of the home.

24. Patios and other hardscapes must be shown on the house plan.
25. All architectural drawings must be professionally drawn and at least ¼ in. to 1 ft. scale.
26. The Architectural Committee may, during construction, and with prior notification, review construction activity on your home with you or your representative to ensure conformity with the approved plan.

Lot Owners shall repair at their own cost any damages caused to common areas, streets, utilities or other fixtures and improvements as a result of any construction activities upon or appurtenant to Lot Owner's lot.

If you have any questions, please contact the Architectural Committee at legacybayarchitecturalcomm@gmail.com or call the Association at 423-272-3697. (Messages left at this phone number will be returned within 72 hours.)