



Legacy Bay Homeowners Association

6035 Paradise Cove Drive

Mooresburg, TN 37811

423-272-3697

www.legacybay.org

Architectural Committee Guidelines

These Guidelines contain information on some of the more common questions and issues that arise in a typical community. While not all-inclusive, nor addressing many of the items specifically listed in the Legacy Bay Covenants, Conditions and Restrictions (CCRs), these Guidelines will give you some direction on many of the things the Architectural Committee is questioned about.

The CCRs require many of the items listed below to first be approved by the Architectural Committee. In addition, there are also items that need approval because they may change the overall character of the home, impact others in the community or possibly create safety, health or risky conditions.

Prior approval of those items marked with an asterisk () must be obtained before you proceed.*

**All proposals for house construction must have a certified surveyed site plan with house placement and set-backs clearly noted on the survey.*

Concealed installation of fuel tanks. (See Tanks in this document)

If you have any questions about any of these items, contact the Architectural Committee (legacybayarchitecturalcomm@gmail.com) before you undertake any of these. Instructions for making a request can be found at www.legacybay.org.

ITEM	GUIDELINE
*AIR CONDITIONERS AND HEAT PUMPS	Every effort should be made to minimize the noise and visual impact on your neighbors by placing equipment to the rear of your home and screen when possible. <i>*Consider screening with non-deciduous plantings/barrier/fencing.</i>

ANIMALS	<p>Many owners within Legacy Bay have pets. To maintain harmony among the residents and to reduce risk to others and to the pets themselves, all pets should be kept under the owners control when outside. Free roaming pets create a health hazard and a risk of injury. Care should be taken to remove pet waste deposited by pets on other improved lots within the neighborhood. Likewise pet waste from your own property must be dealt with in a clean sanitary and unobtrusive way.</p>
ANTENNAS	<p>See "Satellite dishes".</p>
*ARBORS, TRELLISES AND PERGOLAS	<p>Arbors, trellises, and pergolas should be unobtrusive when viewed from neighboring lots or streets.</p> <p>Style, color, and size should fit with the character of the home and blend harmoniously with the surroundings.</p>
*AWNINGS	<p>Awnings should be unobtrusive and blend harmoniously with the surrounding structure.</p> <p>The addition of fixed window awnings to a previously constructed home may affect the overall character/style of the home. Contact the Architectural Committee at legacybayarchitecturalcomm@gmail.com for additional guidance.</p> <p>Retractable awnings on rear decks/patios that blend harmoniously with the home require no approval by the Architectural Committee.</p>
BUILDING LINES AND SET BACKS	<p>Building lines and set backs were established by the Developer for the purpose of maintaining reasonable distances from neighbors and roadways. They also serve to preserve the scenic view of your neighbors.</p> <p>While exceptions are occasionally granted by the Legacy Bay Board of Directors and Hawkins County Regional Planning Commission (but only with the Board's approval first) extreme care is exercised before granting such variances.</p> <p><u>Setbacks</u>: From curb to the 12' right of way or easement pin/line. Then continuing from right of way line or easement pin an additional 30' to foundation for a total of 42' feet from the curb. <u>Side & Rear</u> 7'6" minimum from all side. Measurements are to be taken from the outer most portion of building (drip edge). In some cases this may be the foundation or outer edge roof eave or bay window or any structure that extends beyond the foundation.</p> <p>Request for a variance to the building lines and set back requirements must be directed to the Board, in writing, along with an appropriate survey, plot plan and extenuating circumstances that exist for such a request.</p>

	<p>Markers/stakes on unimproved lots should not be removed. Normally they indicate road and property right of ways. Other stakes around utilities boxes should also remain, as they indicate the location of conduit access to the boxes. Removal could cause additional expense for the owner.</p> <p>Survey property markers should remain untouched on any lot. Survey property markers are typically level with the surface of the ground and have a plastic cap, containing survey registration numbers, atop the stake.</p> <p>TVA markers on the waterfront lots are not to be removed or relocated under any circumstances.</p>
ITEM	GUIDELINE
<p>*BURNING/FIRES</p>	<p>The Tennessee Department of Agriculture-Forestry Division has specific requirements that must be adhered to by lot owners and/or contractors. By state law, people considering outdoor burning from October 15th through May 15th are required to obtain a free burn permit by calling the Tennessee Department of Agriculture-Forestry Division at 423-345-2147 or by going online to burnsafetn.org.</p> <p>*In addition, notification to the Architectural Committee is required <u>any time</u> you intend to have an open fire.</p> <p>Precautions must be taken to keep the fire contained and a portable fire extinguisher or other extinguishing equipment, such as an active garden hose, at hand.</p> <p>All fires must be constantly attended and supervised until the fire has been completely extinguished.</p> <p>Burning of trash, rubbish, treated lumber, tires or other toxic material is not permitted.</p> <p>Contact the Architectural Committee at legacybayarchitecturalcomm@gmail.com for notification, or if you need additional guidance.</p>
<p>CHIMNEYS, FLUES, VENTS, ATTIC VENTILATORS</p>	<p>The visual effect of flues, vents and attic ventilators should be minimized.</p> <p>Plumbing vents should not be visible from the front of the home, if possible, and should be of a color (painted) to blend harmoniously with the color of the roofing materials.</p> <p>Passive roof vents should be unobtrusive and blend harmoniously with the color of the chase.</p> <p>Mechanical attic ventilators should not be mounted on the roof peak nor be visible from the front of the home. They should be of a color (painted) to blend harmoniously with the color of the roofing materials and should not be audible to neighboring lots or streets.</p>

*COLOR CHANGES	<p>Care was exercised when granting approval of your home, including the harmonious combination of materials and color in construction along with the blending of your home with the surroundings.</p> <p>If you have questions about your proposed color scheme contact the Architectural Committee at legacybayarchitecturalcomm@gmail.com for guidance.</p>																																																								
COMPOST BINS	<p>Compost bins should be situated to be unobtrusive when viewed from neighboring lots or streets. Style, color, and size should be such to minimize the visual impact. Care must be taken to avoid offensive odors, attraction to animals and untidy, unhealthy or unkempt conditions.</p>																																																								
*DECKS AND PATIOS	<p>Decks and patios should be of appropriate style for the home. Materials should blend harmoniously with the home and be in keeping with the overall residential character of the community.</p>																																																								
DUMPING	<p>Garbage, trash, refuse, including lawn and landscape debris, should be removed from your lot to one of the county dumpsites on a regular basis. There should be no dumping on common property or another member's lot. Two county dumpsites are available on highway 11W towards Rogersville.</p>																																																								
EXTERIOR ARTWORK, DECORATIVE OBJECTS, LAWN ORNAMENTS	<p>All exterior ornamentation should be consistent with the overall character of the community.</p>																																																								
*FENCES	<ol style="list-style-type: none"> 1. Perimeter fences will be permitted only on the following wooded lots: <table border="0" style="margin-left: 40px;"> <tr><td>72</td><td>81</td><td>87R</td><td>93</td><td>123</td><td>208</td><td>216</td><td>224</td></tr> <tr><td>73</td><td>82</td><td>88R</td><td>94</td><td>124</td><td>209</td><td>217</td><td>225</td></tr> <tr><td>74</td><td>82A</td><td>89R</td><td>95</td><td>125</td><td>210</td><td>218</td><td>226</td></tr> <tr><td>75</td><td>83</td><td>90</td><td>96</td><td>200</td><td>211R2</td><td>219</td><td>227R</td></tr> <tr><td>76</td><td>84</td><td>91A</td><td>97</td><td>203R</td><td>213</td><td>220R</td><td>229</td></tr> <tr><td>77</td><td>85</td><td>91</td><td>98</td><td>205</td><td>214</td><td>222</td><td>231</td></tr> <tr><td>80</td><td>86</td><td>92</td><td>122</td><td>206</td><td>215</td><td>223</td><td>233</td></tr> </table> 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. 	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
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	<p>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.</p> <p>10. All fences meeting the above requirements must be approved by the Architectural Committee prior to construction.</p>
ITEM	GUIDELINE
*FIRE PITS	<p>Construction of an outdoor fire pit should be reasonable in diameter, surrounded by a non-combustible material such as steel, brick, rock or other masonry. Burning should be when the wind is calm and with the fire pile less than 2 feet high. The pit should be located a minimum of 25 feet from any structure or combustible material and the fuel should be limited to clean lumber, logs, or fuel such as propane. Requests for the construction of a fire pit must be made to the Architectural Committee.</p> <p>Portable fire pits should be used in accordance with the manufacturer's specifications and located a minimum of 15 feet away from any structure or combustible material.</p> <p>A portable fire extinguisher or other extinguishing equipment, such as an active garden hose, should be at hand.</p> <p>Any fire must be constantly attended and supervised until the fire has been completely extinguished. No notification to the Architectural Committee of intent to burn in the fire pit is required. if in an approved fire pit.</p>
FIREWOOD	<p>Firewood should be kept neatly stacked and should be located in a reasonably unobtrusive area and in such a manner as to be concealed, to the extent possible, from view of neighboring lots and streets.</p> <p>Care must be exercised to ensure that the storage of firewood does not become a haven for animals or other pests.</p> <p>The use of brightly colored tarps should not be used for cover. Where such cover is required, the color should be muted and securely affixed to the wood stack. Lot owners may not store firewood on community property.</p>
GARBAGE CANS	<p>All garbage cans shall be located or reasonably screened so as to be concealed from view of neighboring lots, streets, and property located adjacent to the lot. All rubbish, trash and garbage should be regularly removed from the lot to prevent the development of any unclean, unhealthy, unsightly, or unkempt conditions. Two county dumpsites are available on highway 11W towards Rogersville.</p>

GARAGE DOORS	Garage doors must remain consistent with the style and color of the home to ensure harmonious architectural character and integrity with the home. Keeping door(s) closed when not in use will help maintain a harmonious setting within the community.
ITEM	GUIDELINE
GARDENS, LANDSCAPING, DECORATIVE VEGETATION	<p>The Board of Directors encourages each owner of an improved lot to enhance their home with appropriate landscaping and plantings.</p> <p>The Architectural Committee approves without application gardens and landscaping on unimproved lots of plantings of approved height of less than 8 feet. The plantings cannot affect the general characteristics nor adversely encroach on any easements of the lot nor create a living fence effect and not impede the scenic view of other members. Current plantings needing replacement due to disease or are dead may be replaced with similar style plantings.</p> <p>Per Holston Electric, plantings around utility boxes should be no closer than 4 feet from the sides and back and 10 feet from the front to reduce risk of damage and to allow appropriate access to utility workers for maintenance. In addition, plantings over buried utility lines/conduits should be avoided as this could result in damage or interruption of service due to invasive roots.</p> <p>The Architectural Committee has the responsibility to require removal/alteration or trimming of plantings if necessary to correct, re-establish harmony, or restore the scenic view of other members due to changes made.</p> <p>If you question the viability of your plantings in the above manner, or have other landscaping needs not covered above, your request should be made on form AC200 (Site Alterations or Minor Changes form) to ensure compliance with the CCRs and to ensure your plan does not become an issue.</p>
*GAZEBOS	The size and style should, blend and maintain harmony of external design and location to surrounding structures, landscaping and topography.
*GRILLS	Type, style, size or alteration of permanent grills, barbecue, and outdoor kitchen areas should reflect harmony of external design and location in relation to surrounding structures, landscaping and topography.
HOT TUBS	<p>Hot tubs should be located in an unobtrusive area and blend harmoniously with the surrounding structures with the proper foundation support.</p> <p>If concealment is desired by using a fence, landscaping, walls, pergolas etc., submit plans with initial home construction request or submit form AC200 (Site Alterations or Minor Changes form) for post construction consideration.</p>

HOUSE NUMBERS, MAILBOXES	All mailboxes must contain residence address according to the “mail box” standard. The display of additional house numbers on the house or lot is optional but size, color, and style should blend harmoniously with the surroundings.
*LAKES/PONDS/STREAMS	No alteration of existing lakes, ponds streams or established waterways (dry or flowing) is permitted. Adding a lake, pond or stream requires approval of the Architectural Committee.
LANDSCAPING	See “Gardens” and “Trees” in this listing.
LIGHTING/EXTERIOR	<p>Pride in our homes is always the shared goal for harmony in our community. Exterior lighting can be bothersome to neighbors and surrounding properties namely glare and light trespass. 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 not 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>
NUISANCES	<p>Harmony among the residents in the Legacy Bay community is acknowledged as a goal of all parties.</p> <p>Activities should not be conducted or will be allowed to exist that present unhealthy or unkempt conditions which may become an annoyance or nuisance to the neighborhood. Among many items considered nuisances are noxious odors, displeasing visuals and noisy conditions.</p>
RAIN BARRELS/CONTAINERS	Rain barrels should be situated to be unobtrusive when viewed from neighboring lots or streets. Style, size, and color should be such to minimize the visual impact and blend harmoniously with the surroundings. Care must be taken to avoid offensive odors or unhealthy conditions.
ROOFING	Asphalt roofing is the common roofing material used in Legacy Bay. Homes built in the Grand Reserve require asphalt roofing of 300 lbs per square. Metal roofing or tile roofing is permitted if the style is a traditional shingle look. Metal roofs displaying straight seam or standing seams are not permitted. Color choice must be in harmony with the home and neighborhood.

<p>*SPORTS EQUIPMENT, TOYS, LAWN GAMES ETC.</p>	<p>Every effort should be made to store all non-permanent equipment/gear after each use to avoid unkempt or unsightly conditions. The scenic view and unique character of our community are diminished when such equipment/toys/gear are strewn about or otherwise not contained.</p> <p>*Larger equipment, such as basketball hoops, tennis courts, venue lighting etc. require approval of the Architectural Committee. Consideration will be given to the impact of granting such requests on neighboring properties as well as the visual, potential noise and lighting impact on the community.</p>
<p>*SOLAR PANELS</p>	<p>Solar devices must blend harmoniously with the surrounding structure and be as unobtrusive as possible.</p>
<p>SPAS</p>	<p>See “Hot Tubs”</p>
<p>SUN CONTROL DEVICES</p>	<p>The use of reflective window treatments, exterior curtains or other devices/materials that may be considered unsightly or unkempt should be avoided.</p> <p>Also, see “Awnings”.</p>
<p>*SWIMMING POOLS</p>	<p>Above ground pools are not permitted.</p> <p>To reduce risk and provide proper security, in-ground pools must be appropriately contained. Reasonable screening is recommended to reduce the visual impact on the neighboring lots and streets.</p>
<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>TRASH</p>	<p>See “Garbage cans”</p>
<p>TREES</p>	<p>Trees are very important to the community’s overall character and appearance and provide great aesthetic value.</p> <p>The Architectural Committee will review requests for the removal of or planting of trees very carefully.</p> <p>The Architectural Committee approves, without application, the planting of trees on improved lots maintained at less than 35 feet. The trees cannot affect the general characteristics nor adversely encroach on any</p>

	<p>easements of the lot, not create a living fence effect, nor impede the scenic view of other members or create an unsafe viewing distance on any roadway or intersection.</p> <p>Established trees that need to be replaced due to disease or are dying or dead may be replaced with similar style plantings.</p> <p>In addition, the Architectural Committee approves, without application, the removal of dead trees and the removal of nuisance saplings on wooded lots (trunks less than two inches).</p> <p>However, the Architectural Committee has the responsibility to require removal/alteration or trimming of trees, or the re-planting thereof, if necessary, to correct, re-establish harmony, or restore the scenic view of other members due to changes made.</p> <p>If you question the viability of your removal/planting in the above manner or have other needs not covered above, your request should be made on form AC200 (Site Alterations or Minor Changes form) to ensure compliance with the CCRs and to ensure your plan does not become an issue.</p>
<p>*WALLS, RETAINING WALLS</p>	<p>Retaining walls, hardscape, decorative walls or raised beds must not change or impede the natural flow of water, be out of character with the traditional architecture of the community or cause unfavorable conditions to arise. Size, color, and style must blend harmoniously with the home and its surroundings.</p>
<p>*WATER GARDENS, GARDEN SCAPES/FEATURES</p>	<p>Water features, etc. can be an asset to the character of your home. However to ensure against the presence of unsafe water conditions, extreme care should be given to the design and care of the feature. Stagnant or unconditioned water may create health issues. Water features also have a tendency to attract unwanted animals such as reptiles and other pests.</p>