



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

Preparing to Buy, Sell or Build in Legacy Bay
Information for Members, Their Builders and Realtors

Members

The Architectural Committee is a valuable resource and available to you to answer any questions or concerns to help you through the application process. The committee's goal is to enforce the guidelines in our governing documents and to assist you in any way possible in going through the process. The committee will also be happy to arrange for face to face meeting with you and your builder/architect to discuss the process you are about to undertake. Refer to the following documents for detailed information to help guide you.

- AC100 Construction Approval
- AC Guidelines
- AC110 Construction Application
- LBHOA Construction Agreement
- LBHOA Covenants, Conditions and Restrictions
- LBHOA Bylaws

The above documents are available on the Legacy Bay website (legacybay.org)

Builders

Legacy Bay has specific rules that must be adhered to during the building process. Some of the major ones are:

- Once begun, construction must be completed in one year.
- Hours of construction are 7:00 AM until 8:00 PM, Monday through Saturday.
- Construction is not permitted on Sundays nor on the following holidays: Memorial Day, 4th of July, Labor Day, Thanksgiving and Christmas
- Parking is restricted to the lot under construction. Street parking is on one side only and construction equipment should be parked / loaded or unloaded off the paved roads.
- We require specific information on a Display Board and NO other signage is permitted on any lot.

All permits must be in place and approval from the Architectural Committee needs be granted in writing prior to ANY work commencing on the lot.

Consult the Legacy Bay Construction Agreement for more information.

Realtors

- For Sale signs are NOT permitted in Legacy Bay!
 - You must accompany any prospective purchaser within Legacy Bay.
 - We do NOT allow for the combination of contiguous lots.
 - Legacy Bay is not serviced by any municipal water or sewer service. All lots have not been individually perked by the developer.
 - If considering an Open House please have our member contact us for permission and to request a special event gate code for to use.
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Architectural Committee

The Architectural Committee may be reached by email (legacybayarchitecturalcomm@gmail.com), or by telephone 423-272-3697, or by writing the Association at the following address:

Legacy Bay Homeowners Association
Architectural Committee
6035 Paradise Cove Drive
Mooresburg, TN 37811

Messages left on the Legacy Bay clubhouse phone (above) will be returned within 72 hours.
