

This Instrument Prepared By:

Property Solutions of Middle Tennessee
Cove Hollow Bay HOA
2146 N. Thompson Lane, Suite B
Murfreesboro, TN 37129

“The maximum principal
indebtedness for Tennessee
recording tax purposes is zero”

**AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
APPLYING TO THE SUBDIVISION NAMED
COVE HOLLOW BAY SUBDIVISION**

THIS AMENDMENT is made by the Homeowners Association for a revision to the Declaration of Protective Covenants, Conditions, and Restrictions for Cove Hollow Bay because of a community vote that was held at the Annual Community meeting on Saturday, September 19, 2020. This document shall serve as the official record reflecting the results of the vote and are to be file at the Register’s Office of DeKalb County, Tennessee.

WHEREAS, the undersigned now intends to amend certain portions of the Declaration.

NOW THEREFORE, for valuable consideration and in compliance with the Amendment requirements of the Declaration, the undersigned Declarant(s) do hereby amend the following:

Bylaw Amendments

Item #1 - Online Voting

Voted Change - To allow for Board Members to conduct annual Association business in an online format in the future.

Vote Passed 40 to 0

For the Board to conduct verified online voting, address old business, collect new business items, and conduct annual Association activities online.

Item #2 - Individual Proxy Limitation

Voted Change - To prevent proxy hoarding and the swaying of votes for individual homeowners or board members.

Vote Passed 35 to 5

No board member or property owner will be able to vote more than (4) proxies during any election. Each voting member will have (1) vote for each lot with voting privileges plus up to a maximum of (4) proxies.

Item #3 - Consecutive Board Member Term Limits

Voted Change - To prevent any single Board Member from having too much influence over the board and community.

Vote Passed 37 to 3

Board Members may be elected for up to (2) terms of (3) years each consecutively. After which they must wait a minimum of (1) year before they may serve on the board again.

Protective Covenant Amendments

1. Improvement Restrictions - Section e. - Other Structures (page 2)

Intended Change - To provide homeowners the ability to build a detached garage that must follow architectural committee approval.

Current Wording

Proposed Wording

No detached garages, carports, barns, storage sheds, swimming pools, tennis courts, guest houses or other outbuildings shall be constructed or situated on a lot.

No outbuildings such as carports, barns, storage sheds, swimming pools, tennis courts, and guest houses shall be constructed on a lot.

Garages may be the only acceptable outbuilding constructed on a lot as long as the design and structure of the garage follows the existing home. Detached garages must be submitted using the Architectural Improvement Application process and approved before any construction begins.

Vote Passed 39 to 1

1. Improvement Restrictions - Section k. - Screening of Mechanical and Storage Areas (Page 3)

Intended Change - To remove air condensers and wood piles for controlled fires needing to be screened. The screening of air condensers and wood piles for controlled fires are not currently enforced.

Current Wording

Proposed Wording

Excepting the initial construction period, any and all equipment, air conditioner condensers propane tanks, garbage cans, woodpiles, refuse or storage piles of any lot, whether temporary or permanent shall be screened to conceal the same from the view of the neighboring lots, roads or common areas, with the plans for any screening fences and / or landscaping being approved by the committee.

Excepting the initial construction period, any and all equipment, propane tanks, garbage cans, piles of construction material or, refuse, whether temporary or permanent, shall be screened to conceal the same from the view of the neighboring lots, roads or common areas, with the plans for any screening fences and / or landscaping being approved by the committee. An orderly stack of firewood and/or kindling material is permissible and need not be fenced.

Vote Passed 40 to 0

1. Improvement Restrictions - Section n. - Signs (Page 3)

Intended Change - To allow for homeowners to use standard Real Estate signs during the sale of their home or lot.

Current Wording

Proposed Wording

No sign, billboard, or poster of any kind of a permanent nature shall be erected, exhibited, maintained, or placed upon any Lot. Temporary signs of wood or metal construction, not exceeding a maximum face area of three (3) square feet, such as "For Sale" signs, shall be permitted so long as (i) there shall be no more than one (1) sign per Lot, no such sign shall be placed outside by other persons and (iii) signs comply with such regulations that may be adopted by the Committee from time to time. The Association shall have the right to erect reasonable and appropriate signs for its own and the use of other parties engaged in the construction and sale of Improvements on Lots within the development.

No sign, billboard, or poster of any kind of a permanent nature shall be erected, exhibited, maintained, or placed upon any Lot. Temporary signs of wood or metal construction, not exceeding a maximum face area of three (3) square feet, such as "For Sale" signs, shall be permitted so long as (i) there shall be no more than one (1) sign per Lot, no such sign shall be placed outside by other persons and (iii) signs comply with such regulations that may be adopted by the Committee from time to time. The Association shall have the right to erect reasonable and appropriate signs for its own and the use of other parties engaged in the construction and sale of Improvements on Lots within the development.

Standard Real Estate signs are permissible during the sale of a home and or lot. Multiple Real Estate signs may be used during the event of an open house or showing. If the property is for sale for an extended period of time, Real Estate signs need to be maintained or replaced annually for cleanliness and readability.

Vote Passed 40 to 0

1. Improvement Restrictions - Section o. - Antenna (Page 4)

Intended Change - To allow for standard receiving equipment that most homeowners use without having to gain committee approval.

Current Wording	Proposed Wording
<p>No transmitting or receiving equipment (antennas or dishes) for radio, television, or communications may be located on the exterior of any improvement or on the lot without the consent of the committee, and in no event may the equipment be in front of any lot or be visible from the roads. The specific location and color of such equipment must be approved by the committee.</p> <p>Vote Passed 40 to 0</p>	<p><u>Standard service provider</u> transmitting or receiving equipment (antennas or dishes) for radio, television, or communications may be located on the exterior of any improvement or on the lot without the consent of the committee. <u>Whenever possible the equipment shall be located in the back of the property, away from view of neighboring lots and roads. Existing standard antennas and dishes need not be removed, but must be maintained in at least their current condition. Any non-commercial transmitting or receiving equipment that does not meet the design, size, or intent of a commercial service provider, needs to be approved by the Committee.</u></p>

2. Use Restrictions - Section e. - Vehicles (Page 6)

Intended Change - To simplify the wording of section e. and make it about general vehicles. Section j. will define recreational vehicles restrictions in more detail.

Current Wording	Proposed Wording
<p>No motorized vehicle or equipment of any nature shall be situated upon this property except in enclosed storage unless such is a vehicle that is currently licensed and maintained in proper condition for lawful operation upon highways of the State of Tennessee. All vehicles must be parked in garages or driveway areas and may not be parked on grass or yard areas, except when entertaining. No wrecked vehicle or vehicles in a non-functional condition or vehicles without proper registration shall be parked on any Lot or upon any of the Common Areas. No Owner shall permit any vehicle (operable or inoperable) owned by such Owner by any person occupying his Improvements or by any guest or invitee of such Owner to remain parked on any street with the Development for a period of more than twenty-four (24) consecutive hours. Any vehicle which remains parked on the street in violation of the foregoing covenant, or in violation of any other rules and regulations now or hereafter adopted by the Board, may be towed at the expense of the Owner of such vehicle or the Lot Owner of the adjacent to which such vehicle was parked. Neither the Association, nor the Board shall be liable to the owner of such vehicle for trespass, conversion, or otherwise, not be guilty of any criminal act by reason of such towing, and neither the removal nor the failure of the owner of such vehicle to receive any notice of said violation shall be grounds for relief of any kind. The term "vehicle" is used herein, shall include without limitation, motorhomes, watercraft, trailers, motorcycles, scooters, trucks, all terrain vehicles, campers, buses, and automobiles.</p> <p>Vote Passed 40 to 0</p>	<p>No motorized vehicle or equipment of any nature shall be situated upon this property except in enclosed storage unless such is a vehicle that is currently licensed maintained in proper condition for lawful operation upon highways of the State of Tennessee. All vehicles must be parked in garages or driveway areas and may not be parked on grass or yard areas, except when entertaining. No wrecked vehicle or vehicles in a non-functional condition or vehicles without proper registration shall be parked on any Lot or upon any of the Common Areas. No Owner shall permit any vehicle (operable or inoperable) owned by such Owner.</p> <p><u>No vehicles shall</u> remain parked on any street with the Development for a period of more than twenty-four (24) consecutive hours. Any vehicle which remains parked on the street in violation of the foregoing covenant, or in violation of any other rules and regulations now or hereafter adopted by the Board, may be towed at the expense of the Owner. Neither the Association, nor the Board shall be liable to the owner of such vehicle for trespass, conversion, or otherwise, not be guilty of any criminal act by reason of such towing, and neither the removal nor the failure of the owner of such vehicle to receive any notice of said violation shall be grounds for relief of any kind. The term "vehicle" is used herein, shall include without limitation, <u>licensed automobiles, and motorcycles.</u></p>

2. Use Restrictions - Section j. - Recreational Vehicles: Motorhomes, Travel Trailers, Campers, Watercrafts and UTVs (Page 8)

Intended Change - To make section j. more inclusive of specific recreational vehicles inside the community and to allow watercrafts to be stored on the homeowners property.

Current Wording

Proposed Wording and Title change to Recreation Vehicles

Watercraft and RVs must be stored only in side and rear yard areas or garages and must not be visible from neighboring Lots, streets or Common Areas. No motorcycle, motorbike, motor scooter, or recreational all-terrain vehicles shall be permitted to be operated within the Development, except for motorcycles licensed for transportation on public thoroughfares while traveling directly between the Lot where stored or garaged and such public thoroughfares. Such motorcycles may be operated only on the street and must not utilize a muffler system other than manufacturer's stock except to decrease the noise level of the motorcycle.

Motorhomes, travel trailers, and campers must be parked only in garages. No motorhome, travel trailer, or camper may be used for overnight or longer human habitation while operated or stored in the development

Licensed watercrafts and watercraft trailers that are regularly used and maintained are permitted to be parked within designated areas of a property owners driveway, rear yard, or side yard.

UTVs that can be licensed by the State of Tennessee and are regularly maintained are permitted to travel the community roadways for transportation and utility uses only. UTVs must be parked in designated driveways, rear, or side yard areas. Recreational vehicles may be operated only on the street and must not utilize a muffler system other than manufacturer's stock except to decrease the noise level of the motorcycle.

No recreational vehicles shall remain parked on any street with the Development for a period of more than twenty-four (24) consecutive hours.

Recreational vehicles used within the community must be owned and insured by homeowners or lot owners.

No recreational vehicles visible to neighboring lots shall be stored for more than three hundred and sixty-five (365) consecutive days without being used or maintained.

Vote Passed 37 to 1, one homeowner did not submit their vote for this item resulting in a total of 2 less votes

2. Use Restrictions - Section n. - Dock Facilities (Page 9)

Intended Change - To align section n. of Use Restrictions with the other covenant restriction proposals by removing electric golf carts and roadway limitations to include all recreational vehicles that are able to be licensed and insured within the community.

Current Wording

Proposed Wording

Center Hill Marina has commercial boat mooring slips available at the marina and the slips can be accessed from Bay Drive. Access to these slips shall be by electric golf cart or by legally licensed vehicles designed for roadways in Tennessee and then walking or driving an electric golf cart along the service road to the slips from the parking areas. No motorized carts, four wheeler, ect. are permitted on roadways. Only Lot Owners and their guests are permitted to travel the private roadways within the subdivision with an electric golf cart. Lot Owners agree to hold the Developer, Association, and the Board, Center Hill Marina and Yacht Club, LLC harmless of any liability or injury from use of the golf carts along the roadways and dock area.

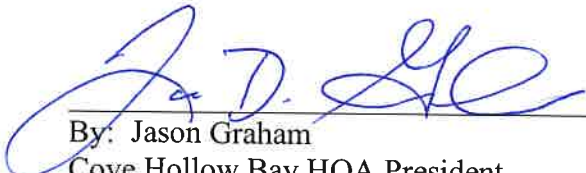
Center Hill Marina has commercial boat mooring slips available at the marina and the slips can be accessed from Bay Drive. All vehicles must be parked in the parking area and not along the access road. Only Lot Owners, dock slip holders, and their guests are permitted to travel the private roadways within the subdivision. Lot Owners agree to hold the Developer, Association, and the Board, Center Hill Marina and Yacht Club, LLC harmless of any liability or injury from use of any vehicles along the roadways and dock area.

Vote Passed 38 to 0, one homeowner did not submit their vote for this item resulting in a total of 2 less votes

Except as expressly amended hereby, the terms and provisions of the Declaration shall continue in full force and effect.

WITNESS its signature this 1 day of MARCH, 2021.

Cove Hollow Bay Homeowners Association

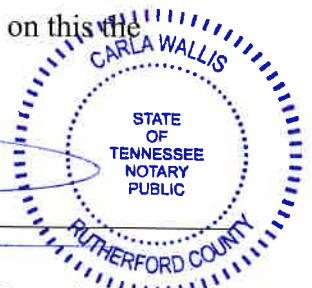

By: Jason Graham
Cove Hollow Bay HOA President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, in and for the State and County
aforementioned, Jason Graham, with whom I am
personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath,
acknowledged himself to be a representative for the Cove Hollow Bay HOA and that he as such
member of the Homeowners Association, being authorized to do so, executed the foregoing
instrument for the purposes therein contained by signing his name on behalf of the Cove Hollow
Bay HOA.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this the
1st day of March, 2021.


Notary Public



My Commission Expires: November 20, 2023

Jeffrey L. McMillen, Register
DeKalb County

Rec #: 133569 Instrument #: 196511
Rec'd: 40.00 Recorded
State: 0.00 3/16/2021 at 1:58 PM
Clerk: 0.00 in Record Book
Other: 2.00 489
Total: 42.00 PGS 155-162