

**This Instrument Prepared By:**

J.D. Kious, Attorney  
KIOUS, RODGERS, BARGER,  
HOLDER & KING, PLLC  
503 North Maple Street  
Murfreesboro, Tennessee 37130

**AMENDED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR COVE HOLLOW BAY**

**THIS AMENDMENT** was made by affirmative vote of two-thirds (2/3) of the votes entitled to be cast by the Members of the Association present at that duly called meeting of the Cove Hollow Bay Homeowners' Association, Inc. (the "Association") at which a quorum was present on June 9, 2018 pursuant to Article X, Paragraph 2 of the Declaration of Protective Covenants, Conditions and Restrictions for Cove Hollow Bay (the "Declaration") of record in Record Book 139, page 929, Register's Office for Dekalb County, Tennessee and as thereafter modified and amended.

**WHEREAS**, it is the desire of the Association to amend the Declaration as is more particularly set forth herein.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Association does hereby amend the Declaration as follows:

1. **ARTICLE VI, PARAGRAPH 2(e)**, shall be amended and restated as follows:

(e) Vehicles. No motorized vehicles 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 the highways of the State of Tennessee; also excluding golf carts and side-by-sides as permitted in the community. 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 or by any person occupying his Improvements or by any guest or invitee of such Owner to remain parked on any street within 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 Owner of the Lot adjacent to which such vehicle was parked. Nether the Association nor the Board shall be liable to the owner of such vehicle for trespass, conversion, or otherwise, nor 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" as used herein, shall include, without limitation, motorhomes, watercraft, trailers, motorcycles, scooters, trucks, golf carts, all-terrain vehicles, campers, buses and automobiles. All vehicles operated anywhere within the Development must be operated and under the control of a person with a valid un-expired driver's license. In

addition, electric golf carts, gas engine golf carts and side-by-sides considered LSV (low speed vehicles) that are insured and driven by licensed drivers sixteen (16) years of age or older will be permitted to be operate on the common area roads within Cove Hollow Bay. There can be no modifications made to the exhaust and/or motor that would create any louder exhaust systems than what the factory OEM has provided. Any modifications made would disqualify the vehicle to be legally driven within Cove Hollow Bay community. Anyone caught driving these vehicles off the street or in a reckless manner will lose the privilege and be fined by the Homeowners Association. Any homeowner who allows a guest to drive their LSV or Golf cart shall be fully responsible for any damages and or losses.

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

The undersigned, being the President and Secretary of the Association do hereby certify that they are the duly elected, qualified and acting President and Secretary, respectively, of the Association and do hereby certify that at a duly called meeting of the Association held on June 9, 2018, a quorum of Owners being present as required by the Bylaws of the Association, two-thirds (2/3) of those Owners present at said meeting by vote taken approved the amendments set forth herein.

IN WITNESS WHEREOF, the undersigned have executed this Amended Declaration this the 11 day of June, 2018.

COVE HOLLOW BAY HOMEOWNERS' ASSOCIATION, INC.

By: Patrick L. Vaden  
Name: PATRICK L VADEN  
Its: President

By: Patrick L. Vaden  
Name: PATRICK L. VADEN  
Its: Secretary

State of Tennessee )  
County of Rutherford )

Personally appeared before me, a notary public in and for the state and county aforementioned, Patrick L Vaden, with whom I am personally acquainted or who proved to me his/her identity on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be President of Cove Hollow Bay Homeowners' Association, Inc. and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the Association by himself/herself as President.

Witness my hand and seal this 11 day of June, 2018.

Elaine Clifton  
Notary Public  
My commission expires: 4-18-21



State of Tennessee )

County of Rutherford )

Personally appeared before me, a notary public in and for the state and county aforementioned, Patrick L. Vaden, with whom I am personally acquainted or who proved to me his/her identity on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Secretary of Cove Hollow Bay Homeowners' Association, Inc. and that he/she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the Association by himself/herself as Secretary.

Witness my hand and seal this 11 day of June, 2018.

Elaine Clifton  
Notary Public

My commission expires: 4-18-21



Jeffrey L. McMillen, Register  
DeKalb County

Rec #:	123295	Instrument #:	183413
Rec'd:	20.00	Recorded	
State:	0.00	6/21/2018 at 9:04 AM	
Clerk:	0.00	in Record Book	
Other:	2.00		
Total:	22.00		

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