

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, August 14, 2021, that meet quorum. This document shall serve as the official record reflecting the results of the vote to amend the documents recorded as Instrument Number 183414 on June 21, 2018, at 9:16 a.m. in Record Book 429, Pages 372-376 and are on 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 based on a majority vote:

Article VI, Paragraph 2, subsection (q) Rentals, Exhibit A Rules and Regulations Regarding Rentals

Item 1. Exhibit A Rules and Regulations Regarding Rentals	
Intended Change - To extend the minimum required days of a rental.	
Current Wording	Proposed Wording
Current guidelines do not exist Vote Passed 38 to 0, this accounts for the 4 ineligible votes	The community would like to establish a committee to oversee the rental process for the Cove Hollow Bay HOA.

Item 2. Exhibit A Rules and Regulations Regarding Rentals	
Intended Change - To extend the minimum required days of a rental.	
Current Wording	Proposed Wording
Rentals should be for a minimum of 3 or more nights. Vote Passed 38 to 0, this accounts for the 4 ineligible votes	Effective January 1, 2022, Rentals should be for a minimum of 6 nights.

Item 3. Exhibit A Rules and Regulations Regarding Rentals	
Intended Change - To implement a permit authorizing leasing	
Current Wording	Proposed Wording
Current guidelines do not exist Vote Passed 38 to 0, this accounts for the 4 ineligible votes	Effective January 1, 2022, if homeowners wish to lease their property, a permit must be obtained from the Cove Hollow Bay HOA that shall be renewed annually.

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

WITNESS its signature this 17 day of August, 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 17th day of August, 2021.

Carla Wallis
Notary Public

My Commission Expires: November 20, 2023

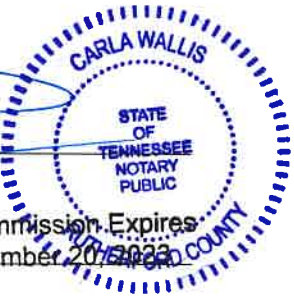


EXHIBIT A

RULES AND REGULATIONS REGARDING RENTALS

See attached.

Cove Hollow Bay Homeowners Association

Policy on Rental of Properties

Owners at Cove Hollow Bay are responsible for any guest, including renters, which they allow to enter the neighborhood and must ensure that they comply with all rules and covenants, allowing owners to continue to enjoy their properties in a private and peaceful manner.

Requirements for Owners Renting

Owners who wish to rent their property, whether long term or short term will be required to register with the HOA's property management company and provide the following:

- Address of Property to be Rented
- Owner / Property Manager contract information (to be used if there is an issue)
- A copy of the annual HOA approved leasing permit

Owner Responsibility

- Property owners will be held liable for any damages caused or expenses incurred by the HOA because of renters. This includes trash cleanup or common property damage repairs.

Security Gates

Upon registering with the HOA property Management Company a separate gate code will be assigned for the property allowing the owners gate code to remain private and secure. If needed the renter gate code for property can be changed on a periodic basis.

General Rules (All renters should be informed of the following)

- Cove Hollow Bay is a private gate community. The gate code provided to you is specific to the property you have rented and will track when you enter and exit the neighborhood. Do not share this gate code with anyone outside of your party. This gate code is only to be used by renters during their stay.
- Only occupants specified on the rental contract are allowed in the community. (i.e. no additional groups or parties are allowed to use the community or park amenities without prior approval by owners)
- Rental guests are not allowed to use the board dock in the community. This boat dock is for the use of slip rental owners only and is managed by Center Hill Marina. The main Center Hill Marina is only 2 miles away for public use.
- Vehicles are to be limited based on the size of the house to 1 per bedroom. Cars must be parked in the driveway of the property and not on the road.
- Noise levels are to be kept to a reasonable level during the day and quiet hours should be observed between 8 pm and 8 am.
- The maximum number of persons occupying a rental property should be based on the property size and should not exceed 2 per bedroom / loft sleeping area.

The following guidelines are recommended for owners renting their property:

- Rentals should be for a minimum of 6 or more nights.
- Security Deposits / Rental Insurance should be required.