

This Instrument Prepared By:
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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**, shall be amended to include the following additional provision:

(q) Rentals. The Directors may establish rules and regulations governing the rental of residences within the Development from time to time as they may deem appropriate. All Owners are responsible for ensuring that any permitted renters are aware of and comply with all such rules and regulations and the terms, conditions, and restrictions set forth in this Declaration. The initial rules and regulations are attached hereto as Exhibit A and incorporated herein by reference. Hereafter, the rules and regulations may be modified by the Association per a majority vote.

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: 4-21-18



EXHIBIT A
RULES AND REGULATIONS REGARDING RENTALS

See attached.

Cove Hollow Bay Home Owners Association

Policy on Rental of Properties

Owners at Cove Hollow Bay are responsible for any guests, 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 contact information (to be used if there is an issue)

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 the property can be changed on a periodic basis.

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

- Cove Hollow Bay is a private gated 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 boat 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 Mariana 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 3 or more nights.
- Security Deposits / Rental Insurance should be required.

Jeffrey L. McMillen, Register
DeKalb County

Rec #:	123296	Instrument #:	183414
Rec'd:	25.00	Recorded	
State:	0.00	6/21/2018 at 9:16 AM	
Clerk:	0.00	in Record Book	
Others:	2.00	429	
Total:	27.00	Pgs 372-376	