

MINUTES

LEGACY PARK COMMUNITY ASSOCIATION – BOARD OF DIRECTORS PLANNING MEETING – SEPTEMBER 11, 2007

Attendance:

Mike Sesan
David Kirkland
Allen Massey

Daryl Kidd
Tom Cavanaugh
Lisa Neff

Joanne Weaver
Trasey Welton
Tina Shambaugh

Meeting began at 6:35 p.m.

Motion made by Daryl Kidd to approve a new effective date of to the Motion to modify Design Guideline 3.2.6 approved at the August 30, 2007 Special Board Meeting. The effective date of the change to Design Guideline 3.2.6 relating to commercial vehicles is October 20, 2007.

Approved 4 – 0 with 1 abstention.

Motion made by Daryl Kidd to rename the Modification Committee to the Architectural Review Committee. **Approved 5 – 0.**

Motion made by Daryl Kidd to modify Design Guideline 3.2 (22.f) to prohibit “for lease” or “for rent” signs. **Approved 3 – 2.**

Design Guideline 3.2(22.f) is amended to the following:

Homes for sale by an owner must display the approved Legacy Park Home for Sale sign. These signs may be rented from the HOA office for a fee of \$40.00. No other “for sale by owner” signs and no for lease or for rent signs are permitted.

Motion made by Allen Massey to table motion made by Daryl Kidd regarding Design Guideline 3.2(22.f). **Motion to table not Approved 2 – 3.**

Motion made by Daryl Kidd to authorize spending up to \$6,000 to inspect, repair and replace as necessary lights and ballasts on two double courts as recommended by Adam Grandstaff, Tennis Director. **Approved 5 – 0.**

Meeting adjourned to Executive Session at 10:30 p.m.

Approved September 20, 2007



September 17, 2007

Re: Covenant Violation Policy – *Commercial Vehicles*
Covenant Violation Policy – *Signage*
Approved September 11, 2007 and Effective October 20, 2007

Dear Legacy Park Community Association Member:

In order to provide consistency in the enforcement of the Legacy Park Declaration of Covenants, Conditions and Restrictions (CCRs) and Legacy Park Design Guidelines, the board has clarified the term “*commercial vehicle*” as it is stated in the CCRs and Design Guidelines and Rules.

On the back of this page is an addendum passed by the Legacy Park Board of Directors on September 11, 2007, clarifying the term “commercial vehicle”. Exhibit C, Initial Use Restrictions, Section 2(a) of the CCRs and Design Guideline 3.2.6 provides for prohibited activities in Legacy Park. Included in this provision is “...*parking of **commercial vehicles** or equipment... in places other than **enclosed garages** or other designated areas, if any...*”.

The Legacy Park Board of Directors also has modified the rule regarding directional signage. If you are selling your home, *please provide your real estate agent with this information*. The Board has also modified the rule relating regarding the use of “for rent” or “for lease” signs. Please refer to the back of this letter for the adopted rules.

It is the board’s intention to provide quality and consistent enforcement of the rules in order to maintain and improve property values with Legacy Park. As with all violations of Legacy Park rules, there is a proper appeal process which may be exercised by the owner of the property and may be found at www.legacypark.org, along with the complete set of Design Guidelines.

Sincerely,

Legacy Park Board of Directors

Approved September 20, 2007



ADDENDUM C

LEGACY PARK DESIGN GUIDELINES AND RULES

Effective October 20, 2007, an addition to Design Guideline 3.2.6:

“Commercial vehicle” is defined as: panel trucks, buses, trucks with a load capacity over one (1) ton, full-size vans (excluding vans used by handicapped persons, mini-vans or sport utility vehicles used as passenger vehicles and receiving a “car” or “passenger vehicle” classification by the Georgia Department of Motor Vehicles), vehicles used primarily for commercial purposes and containing visible evidence of commercial use (such as tool boxes or tool racks), and vehicles with commercial writings on their exteriors (except for Sheriff’s, Marshall’s or police officer’s vehicles marked as such) are also prohibited from being parked in Legacy Park, except in garages or other areas designated by the Board as parking areas for particular types of vehicles. Notwithstanding the above, trucks, vans, commercial vehicles and vehicles with commercial writings on their exteriors shall be allowed temporarily on the Common Area during normal business hours for the purpose of serving any Lot or the Common Area; provided, that, no such vehicle shall remain on the Common Area overnight or for any purpose unless prior written consent of the Board is first obtained.

A modification to Design Guideline 3.2.22.e:

- e. Only one “Home for sale” or related signage is allowed on each individual property. *Directional signage is prohibited.* The HOA has the right to remove any signage in violation and is not responsible for damage or replacement or property.
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A modification to Design Guideline 3.2.22.f:

- f. Homes for sale by an owner must display the approved Legacy Park Home for Sale sign. These signs may be rented from the HOA office for a fee of \$40.00. *No other “for sale by owner” signs and no “for lease” or “for rent” signs are permitted.*