

**UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF
CANEWOOD HOMEOWNERS ASSOCIATION, INC.**

January 25, 2018

Pursuant to KRS Chapter 273, we, Bob Shepard, Missy Winchell, Chris Johns, Carl Mack, and Carl Smith, being the five members of the Board of Directors of Canewood Homeowners Association, Inc., a Kentucky non-profit, non-stock corporation (hereinafter referred to as “*Association*”), and pursuant to the Association’s Bylaws and Articles of Incorporation, unanimously consent to the following Preamble and Resolutions and the actions authorized pursuant to these Preamble and Resolutions:

WHEREAS, the Association was created pursuant to those certain Restrictions and Covenants for Canewood Subdivision, Unit 1-A, Section 1, of record in the Scott County Clerk’s Office in Miscellaneous Book 7, Page 42 (the “*Declaration*”), to which additional properties, lots and common areas have been submitted, via Declaration of Submission, and subjected to additional Restrictions and Covenants, containing substantially similar language (the “*Restrictions*”);

WHEREAS, pursuant to Section 16(b) of the Declaration and Article III of the Association’s Articles of Incorporation, the purpose of the Association is to promote the social welfare and serve the common good and general welfare of its members;

WHEREAS, pursuant to Section 17 of the Association’s duly adopted Bylaws, the Association, through the Board, may make, modify, and enforce reasonable rules, regulations and policies (i) governing the use, maintenance, and upkeep of the Property, the Common Areas and all Lots; and (ii) prescribing the policies and procedures for levying Dues and Assessments, levying fines or other sanctions, and enforcing violations of the Declaration, the Restrictions, these Bylaws, and any Rules, Regulations or Policies issued by the Board (the “Rules, Regulations and Policies”), consistent with the rights and duties established in the Declaration, the Restrictions, these Bylaws and Kentucky law;

WHEREAS, pursuant to Section 20 of the Association’s duly adopted Bylaws, the Board shall have all rights, authority and

powers allowed or permitted by law to enforce the Declaration, the Restrictions, the Bylaws, and the Rules, Regulations and Policies;

WHEREAS, Section 9 of the Restrictions¹ states:

No trailer, truck, commercial vehicle, camper, trailer, camping vehicle, or boat shall be parked or kept on any lot at any time unless said vehicle is housed in a garage or basement; no inoperable automobile shall be parked on any street; and no operable vehicle shall be parked on any street in the subdivision for a period in excess of twenty-four (24) hours in any one calendar year.

Any and all routine automobile maintenance shall be conducted within close proximity to the garage entrance. No such routine maintenance shall be permitted on residential streets or on portions of the driveways within close proximity to the residential street. No person shall engage in major car repairs.

WHEREAS, Section 10 of the Restrictions states, in relevant part:

No lot shall be used as a dumping ground for rubbish, trash or garbage...

WHEREAS, Section 19(c) of the Restrictions states, in relevant part:

No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which is or may become an annoyance or nuisance to others the Unit or the surrounding neighborhood.

WHEREAS, through routine inspections and complaints from Members, the Board has become aware of a substantial number of inoperable, unlicensed, or "junk" vehicles being kept on lots, outside of garages, and on streets; and

WHEREAS, such junk vehicle constitute an annoyance and nuisance to others in the neighborhood;

¹ Section references to the Restrictions refer to the Restrictions and Covenants for Canewood Subdivision, Unit 1-A, Section 1, of record in the Scott County Clerk's Office at Miscellaneous Book 7, Page 412. Other sets of Restrictions have substantially similar language.

WHEREAS, after consideration of the facts and circumstances surrounding the interpretation and enforcement of the Restrictions regarding automobiles, trash, and nuisance, and for the for the purpose of promoting the good of the Association and the community as a whole, and pursuant to its duty to enforce the Restrictions, the Board of Directors finds that it is in the best interest of the Association and its members to adopt the policy attached hereto as **Exhibit A** (the “Junk Vehicle Policy”) and to interpret and enforce said restrictions in the manner set forth therein.

NOW, THEREFORE, BE RESOLVED THAT, the Association shall interpret and enforce the Restrictions as set forth in the Inoperable Vehicle Policy attached hereto as **Exhibit A**; and

FURTHER RESOLVED, that the proper Officers of the Association are hereby directed to do all such other things, as they deem desirable to effectuate and carry out the purposes and intents of the foregoing resolution, the necessity, appropriateness or desirability of which shall be conclusively evidenced by the taking of such actions or such execution and delivery, in order to carry out fully and promptly each of the foregoing resolutions and the intent and purpose thereof, including the execution of any agreements relating to the subject matter hereof.

[SIGNATURE BLOCK ON NEXT PAGE]

WITNESS THE SIGNATURES of Bob Shepard, Missy Winchell, Chris Johns, Carl Mack, and Carl Smith, being all of the members of the Board of Directors of Canewood Homeowners Association, Inc., a Kentucky non-profit, non-stock corporation.

This 25th day of January 2018.

DocuSigned by:

9CE3858DA03F447...
Chris Johns

DocuSigned by:

9FEEB659D243438...
Missy Winchell

DocuSigned by:

ABB79F006F9D4C6...
Bob Shepard

DocuSigned by:

BBC852CB21104F1...
Carl Mack


DocuSigned by:

5B62E20D8E0542F...
Carl Smith

EXHIBIT A

Inoperable Vehicle Policy

Canewood Homeowners Association, Inc.
Junk Vehicle Policy

For the purpose of this Inoperable Vehicle Policy, a “Junk Vehicle” shall be defined as:

Any car, truck, van, recreational vehicle, motorcycle, snowmobile or other vehicle typically powered by an engine that is either (i) unable to move a distance of 20 feet under its own power on a flat surface; (ii) extensively damaged, such damage including but not limited to any of the following: broken window or windshield; or missing wheels, tires, motor, or transmission; (iii) without a valid current registration or license; or (iv) equal in value only to the fair market value of the scrap/parts in it.

No Junk Vehicle shall be stored within the neighborhood, whether on a lot (except if it is entirely within a garage, or in the street, for an aggregate period of more than five (5) days in any calendar year.

The Association shall enforce the Junk Vehicle Policy as set forth in Fine and Enforcement Policy of the Canewood Homeowners Association, Inc., as same may be updated and amended from time to time. In addition, the Association expressly reserves the right to tow a Junk Vehicle from any lot or any street within the neighborhood, in which case the Owner of the Lot shall be responsible for all associated costs and expenses.

Adopted by the Board of Directors of the
Canewood Homeowners Association, Inc.,
dated the 25th day of January 2018.

DocuSigned by:
By: Missy Winchell
9FEE8B59D243436...

Name: Missy Winchell
Missy Winchell, its Secretary