

**UNANIMOUS WRITTEN CONSENT OF
CANEWOOD HOMEOWNERS ASSOCIATION, INC.**

Dated Friday, February 24, 2023

Pursuant to the KRS Chapter 273, the undersigned, being all of the members of the Board of Directors of Canewood Homeowners Association, Inc., a Kentucky non-profit, non-stock corporation (hereinafter referred to as the “**Association**”), and pursuant to its Articles of Incorporation, Bylaws and other Governing Documents, as hereinafter defined, 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 Declarations of Covenants, Conditions, Restrictions, Reservations and Easements Pertaining to Canewood Subdivision Unit 1-A, Section 1, of record at Miscellaneous Book 7, Page 497, in the Scott County Clerk’s Office, as further amended and supplemented for the properties subject to the Association (the “**Declaration**”; its Articles of Incorporation filed with the Secretary of State’s Office on January 10, 1994 (the “**Articles**”); and its Amended and Restated Bylaws dated April 26, 2019 (the “**Bylaws**” collectively with the Declarations and Articles, the “**Governing Documents**”);

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, in part:

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.

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.

WHEREAS, after consideration of the facts and circumstances surrounding the interpretation and enforcement of the vehicle restriction set forth in Section 9 of the Restrictions, for the purpose of promoting the welfare 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 to interpret and enforce the vehicular Restrictions in a manner to provide the Association's members with clear guidance.

NOW THEREFORE, BE IT RESOLVED, the Association shall interpret and enforce the restrictions in Section 9 of the Restrictions in the following manner:

Section 9 of the Restrictions shall apply, but not be limited to, commercial vehicles and recreational vehicles.

"Commercial vehicles" are those vehicles of any size and type that are used for carrying goods, equipment, materials, or fare-paying passengers, and shall include any vehicle that requires or bears a US Department of Transportation (USDOT) number or a state equivalent.

"Recreational vehicles" are those vehicles of any size and type which is designed primarily for recreational purposes, including without limitation motor vehicles or trailers that include living quarters designed for accommodation, and shall include any vehicle that requires or bears a US Department of Transportation (USDOT) number or a state equivalent. Examples of recreational vehicles include by way of example and not limitation: motor homes (RVs), camper trailers, "pop-up" campers, "fifth wheel" trailers, camping trailers, and travel trailers.

FURTHER RESOLVED, that the Association's prior commercial and recreational vehicle policy dated November 2016 is replaced in its entirety by this Resolution.


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.

IN WITNESS WHEREOF, the undersigned, being all the Directors of Canewood Homeowners Association, Inc., have executed this unanimous written consent, on February 24, 2023

DIRECTORS:

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CARL SMITH, Director and President

DocuSigned by:

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AMANDA PALMER, Director and Secretary

DocuSigned by:

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DOTTIE BACK, Director and Treasurer

DocuSigned by:

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CHRIS JOHNS, Director and Vice President

DocuSigned by:

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ODAIL LAWSON, Director