

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

Dated October 17, 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 (the “**Rules, Regulations and Policies**”), consistent with the rights and duties established in the Declaration, the Restrictions, these Bylaws and Kentucky law;

WHEREAS, the Restrictions and Covenants for the Association prohibit all signs on any lot except for house numbers, name plates, and for sale/rent signs no greater than nine (9) square feet;

WHEREAS, Kentucky adopted the Planned Community Act (KRS 381.785 *et seq.*) (effective June 29, 2023) which applies to the Association;

WHEREAS, KRS 381.800 establishes certain rights of the Association to regulate the placement, size, and manner of display of political yard signs, subject to the property owner’s or resident’s right to display political yard signs no earlier than thirty (30) days before any special, primary, or regular election and no later than seven (7) days after that election unless a longer time is provided by local ordinance; and

WHEREAS, the Board of Directors finds it is in the best interest of the Association and its members to adopt reasonable rules and regulations regarding the placement, size, and manner of display of political yard signs and to take the steps necessary to comply with KRS 381.800.

NOW THEREFORE, BE IT RESOLVED, the Association hereby adopts the Sign Policy attached hereto as **Exhibit A**.

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 of the Directors of Canewood Homeowners Association, Inc., have executed this unanimous written consent, on October 17th, 2023.

DIRECTORS:

DocuSigned by:

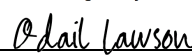
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CARL SMITH, Director, and President

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DOTTIE BACK, Director

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ODAIL LAWSON, Director

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AMANDA PALMER, Director

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CHRIS JOHNS, Director

EXHIBIT A

Sign Policy of Canewood Homeowners Association, Inc.

(the “**Policy**”)

1. Canewood Homeowners Association, Inc. shall be referred to as the “**Association**.” Terms used in this Policy which are not herein defined shall have the same meaning as given in Declaration of Covenants, Conditions, Restrictions, Reservations and Easements Pertaining to Canewood Subdivision Unit 1-A, Section 1, of record in the Scott County Clerk’s Office in Miscellaneous Book 7, Page 497 (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**”), and if not therein defined, their ordinary meaning.

2. In the event this Policy conflicts with the Declaration or any other governing document applicable to the Association, as amended, the Declaration and/or other applicable governing document shall control. Without limiting the foregoing, it is the intent of the Association that this Policy comply with KRS 381.800, as may be amended from time to time; provided, however, the Declaration’s and Restrictions’ prohibition on non-political signs continue to apply and be enforced.

3. There shall be no signs displayed on any lot or within the Association. However, the following are permitted:

- a. House numbers in standard/typical sizes, materials, and placement as determined from time to time by the Board of Directors in its sole reasonable discretion;
- b. House name plates in standard/typical sizes, materials, and placement as determined from time to time by the Board of Directors in its sole reasonable discretion;
- c. Temporary for sale or for rent signs; and
- d. Political yard signs (but only when displayed no earlier than thirty (30) days before any special, primary, or regular election and no later than seven (7) days after that election).

4. The following regulations shall apply to any sign which is permitted by this Policy:

- a. No profanity or obscenity is permitted.
- b. Signs may not be illuminated with flashing lights, moving lights, or neon lights.
- c. Signs may not be illuminated in any manner which is a nuisance to other owners, to traffic, or to the public.
- d. No sign may exceed nine (9) square feet.
- e. Signs must be made of quality materials and kept in a neat, attractive condition.
- f. Signs must be placed only upon the owner’s lot and in a manner which is not a nuisance or distraction to other owners, traffic, or the public. as determined from time to time by the Board of Directors in its reasonable discretion.

5. Violations of this Policy will be enforced in accordance with the Association’s Fine and Enforcement Policy then in effect.