

ACTION OF THE BOARD OF DIRECTORS
OF
SYCAMORE III CONDOMINIUMS

October 23, 2018

Pursuant to both the Master Deed for Sycamore III Condominiums and the Bylaws of the Sycamore III Condominium Council of Co-Owners which provisions authorize the Association to "adopt and enforce project rules". The Board of Directors of SYCAMORE III CONDOMINIUMS, a Kentucky nonprofit corporation ("Corporation"), hereby unanimously adopt the following rule regarding landscaping in the community.

POLICY ON LANDSCAPING


Sycamore III Condominium Project Rules state: 22) The planting of plants, flowers, trees, shrubbery and crops or landscaping of any type is prohibited in the common elements immediately adjacent to the condominium without the prior written approval of the Board.


Resolved, that in order to enforce the regulations of the community for a more uniform neighborhood appearance and the protection of the property values in The Sycamore III Condominiums, the following policy on planting of flowers/shrubs/trees, placement of flower pots and other ornamental decorations IN THE COMMON AREAS has been adopted by the Sycamore III Condominium Board of Directors and will be enforced as outlined:

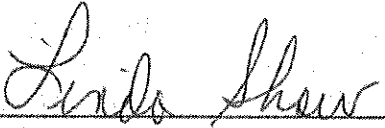
1. No adding to the existing landscape or planting of additional landscape is permitted without prior board approval.
2. No disruption (digging) of the soil or grass common areas in the front, side or behind a unit's fenced in patio area is permitted.
3. Only one movable planter or shepherd's hook on each side of the unit's gate is permitted. Movable planters or shepherd's hook must be placed immediately adjacent to the fence and not in the common areas.
4. No more than two (2) free-standing flower pots may be placed by the front door of a unit. No flower pots are permitted in the landscaped beds.
5. No bricks, pavers or stones of any kind are permitted in the grass or mulched area in the front of a unit or grass/mulched common area behind a unit's fenced in patio.

6. No more than two (2) yard ornaments/statues, not to exceed 24" in height, are permitted on front porch. Wind chimes, and all other yard ornaments shall be placed in the rear patio area. Bird feeders may be used for decorative purposes only. Feeding of birds and other animals is not permitted.
7. One (1) small ornamental yard flag, no larger than 12.5" X 18", is permitted by the front door of a unit.
8. All plantings approved by the Board of Directors shall be maintained by the unit owner. The Association shall not be responsible for any damage resulting from the lawn care contractor in the performance of their duties.
9. Violations of these guidelines may result in the imposing of fines by the Council or removal of plantings by the Council at the unit owner's expense.

Adopted on October 23, 2018 by the Board of Directors of Sycamore III Condominium Council of Co-Owners.


Ann Thrasher – President


James Locke – Vice President/Treasurer


Linda Shaw – Secretary