

BY-LAWS OF EQUESTRIAN WOODS MAINTENANCE ASSOCIATION, INC.

ARTICLE I

OFFICES

The registered office of the Association in the Commonwealth of Kentucky shall be at the address stated in its Articles of Incorporation, but such address may be changed from time to time by the Board of Directors.

The Association shall have a principal office and such other offices as the Board of Directors may designate or the business of the Association may require from time to time. The principal office of the Association may be, but need not be, the same as its registered office.

ARTICLE II

ELIGIBLE VOTING MEMBERS

SECTION 1. ANNUAL MEETING. The annual meeting of members will be held on the second Tuesday of November in each year, at the hour of 7:00 p.m., local time, for the election of directors and such other business as may properly come before the next meeting. If the day fixed for the annual meeting shall be a legal holiday, such meeting shall be held on the next succeeding business day. If the election of directors shall not be held on the day designated for any annual meeting, or any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the members as soon thereafter as may be practicable.

SECTION 2. SPECIAL MEETING. Special meetings of the members may be called by the Board of Directors. The Board of Directors shall designate the place of meeting for any annual meeting, or for any special meeting called by the Board of Directors.

SECTION 3. NOTICE OF MEETING. Written notice stating the place, day, and hour of the meeting and, in case of a special meeting the purpose or purposes for which the meeting is called, shall be delivered not less than twenty (20) nor more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the direction of the president, secretary, or the persons calling the meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the records of the Association, with postage thereon prepaid.

SECTION 4. QUORUM. A majority of the voting members entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of the members. If less than a majority of the eligible voting members are represented at a meeting, a majority of the eligible voting members so represented may adjourn the meeting from time to time without further notice. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally noticed. The eligible voting members present at a duly organized

meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough eligible voting members to leave less than a quorum.

SECTION 5 PROXIES. At all meetings of eligible voting members, an eligible voting member may vote in person or by proxy executed in writing by the eligible voting member or by his duly authorized attorney-in-fact. Said written proxy must be on a form provided by the Association. Such proxy shall be filed with the secretary of the Association before or at the time of the meeting.

SECTION 6. VOTING. Voting by all eligible voting members of the Association, in good standing, shall be made in accordance with the provisions of articles of Incorporation of the Association.

SECTION 7. IN THE EVENT OF A PANDEMIC OR NATIONAL EMERGENCY, at the discretion of the board, an in person annual meeting may not be required, on the second Tuesday in the month of November. However, on that date, at 7:00 p.m., the Board shall receive proxies, via the Secretary, sufficient to achieve a quorum, and address the issues of the association. The board shall review all written letters, correspondence and documentation submitted by the membership to affect and conduct the business of the association, using proxy votes assigned by the general membership. As available, electronic meetings and telephone communications should be facilitated to the membership. – *Added by Amendment 11/10/2020*

ARTICLE III

DIRECTORS

SECTION 1. GENERAL POWERS. The business of the Association shall be managed by its Board of Directors. Without exception, this document shall serve to reinforce and authorize powers, duties and responsibilities defined in Articles of Incorporation as filed on July 1st, 1986, and Covenants and Restrictions dated June 26, 1986. The following documents are bound to these by-laws and are in full force and effect:

1. Standards of Appearance (Exhibit A) for properties as observed from the street or public way, as this shall have an effect on the value of properties, and quality of life for the common good of the membership.
2. Standards for the use of Properties (Exhibit B) within Equestrian Woods, such as parking, pets, trash collection, noise, construction and any operation that will affect adjacent neighboring properties, in the interest of the common good of the membership.

The Board of Directors has the authority to implement fines and penalties for infractions of the above referenced standards once notice has been made to the homeowner with a 30-day period for the infraction to be addressed. Fines and penalties will be assessed against the property as a lien, unless paid promptly by the homeowner.

SECTION 2. NUMBER, TENURE, AND QUALIFICATIONS. The number of directors of the Association shall be between five (5) and seven (7) at the discretion of the Board, but no decrease shall have the effect of shortening the term of any incumbent director. Each director shall hold office for two (2) years; to be

elected at the annual meeting of eligible voting members of the Association and until his successor shall have been elected and qualified. In order to promote continuity of the business of the Association, the terms of the directors shall be rotated, and half of directors to be elected in even-numbered years, and the other half of directors to be elected in odd-numbered years Directors shall be elected only from the eligible voting membership of the Association residing in Equestrian Woods Subdivision. – *Added by Amendment 11/08/2022*

SECTION 3. REGULAR MEETINGS. A regular meeting of the Board of Directors shall be held without other notice than this By-Law immediately after, and at the same place the annual meeting of eligible voting members. The Board of Directors may provide, by resolution, the time and place, for the holding of additional regular meetings without other notice than such resolution.

SECTION 4 SPECIAL MEETINGS. Special meetings of the Board of Directors may be called by or at the request of the president or any two (2) directors. The person or persons authorized to call special meetings of the Board of Directors may fix any place as the place for holding any special meeting of the Board of Directors called by them.

SECTION 5. NOTICE. Notice of any special meeting of the Board of Directors shall be given at least ten (10) days previous thereto by written notice delivered personally or mailed to each director at his resident address, or by telegram. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope, so addressed, with postage thereon prepaid. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any director may waive notice of any meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

SECTION 6. QUORUM. A majority of the Board of Directors fixed by section 2 of this Article III shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, but if less than such majority is present at a meeting, a majority of the director's present may adjourn the meeting from time to time without further notice.

SECTION 7. MANNER OF ACTING. The act of the majority of the directors' present at a meeting at which a quorum is present shall be the act of the Board of Directors.

SECTION 8. ACTION WITHOUT A MEETING. Any action required or permitted to be taken by the Board of Directors, or by a committee thereof, at a meeting may be taken without a meeting if a consent in writing, setting forth the action taken, shall be signed by all of the directors, or by all of the members of the committee, as the case may be. Such consent shall have the same effect as a unanimous vote.

SECTION 9. IN THE EVENT OF THE RESIGNATION of a Board Member, the board shall vote to select a willing member of the Association to assume an interim position, to serve out for the remainder of the calendar year. The election of that person or a new member to serve in that position shall be the first order of business for the annual meeting of the membership. – *Added by Amendment 11/10/2020*

ARTICLE IV

DUTIES

SECTION 1. PRESIDENT. The president shall be the principal executive officer of the Association, and subject to the control of the Board of Directors, shall in general supervise and control all the business and affairs of the Association. He/she shall, when present, preside at all meetings of the eligible Voting members and of Board of Directors. He/she may sign, with the secretary or any other proper officer of the Association thereunto authorized by the Board of Directors, contracts or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these By-Laws to some other officer or agent of the Association, or shall be required by law to be otherwise signed or executed, and in general shall perform all duties incident to the office of president and such other duties as may be prescribed by the Board of Directors from time to time.

SECTION 2. VICE PRESIDENT. In the absence of the president or in the event of his/her death or his/her inability or refusal to act, the vice president (or in the event there be more than one vice president, the vice presidents in the order designated at the time of their election, or in the absence of any designation, then in the order of their election) shall perform the duties of the president, and when so acting, shall have all the powers of and be subject to all the restrictions upon the president. Any vice president shall perform such other duties as from time to time may be assigned to him/her by the president or by the Board of Directors.

SECTION 3. SECRETARY. The secretary shall: (a) keep the minutes of the proceedings of the eligible voting members of the Association and of the Board of Directors in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these By-Laws or as required by law; (c) be custodian of the Association records and of the seal of the Association; (d) keep a register of the post office address of each eligible voting members of the Association which shall be furnished to the secretary by such eligible voting member of the Association ; (e) sign with the President all contracts or other instruments which the Board of Directors has authorized to be executed; and, (t) in general, perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him/her by the President or by the Board of Directors.

SECTION 4. TREASURER. The treasurer shall: (a) have charge and custody of and be responsible for all funds and securities of the Association; (b) receive and give receipts for monies due and payable to the Association from any source whatsoever and deposit all such monies in the name of the Association in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article V of these By-Laws: and (c) in general, perform all duties incident to the Office of Treasurer and such other duties as from time to time may be assigned to him/her by the president or by the Board of Directors.

ARTICLE V

CONTRACTS, CHECKS, AND DEPOSITS

SECTION 1. CONTRACTS. The Board of Directors may enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances.

SECTION 2. LOANS. The Board of Directors has only the authority to borrow on behalf of the association as permitted by the Articles of Incorporation, and Covenants and Restrictions for the Association

SECTION 3. CHECKS, DRAFTS, ETC. All checks, drafts or other orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the Association shall be signed by the treasurer and any other officer of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors.

SECTION 4. DEPOSITS. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies, or other depositories as the Board of Directors may select.

ARTICLE VI

WAIVER OF NOTICE

Whenever any notice is required to be given to any eligible voting member or director of the Association under the provisions of these By-Laws, or under the provisions of the Articles of Incorporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

These by-laws have been reviewed, entered into the record and approved by vote of the Membership by mailed-in ballots received by January 31, 2026. Until amended, this document shall go into immediate force and effect.

Board President, Michael Noonan

Date

Secretary, Rebecca Mercier

Date

Exhibit A - Standards of Appearance are established as viewed and observed from the public street fronting the subject property, and from the side yards of corner properties facing secondary streets. Standards shall remain in effect until removed/modified by duly elected board members.

1. Improvements (buildings, driveways, sidewalks and other hardscape items) to the property shall be **well maintained in an attractive and sightly condition and shall be kept in good repair. Driveways shall be constructed of concrete or asphalt. Extensions to existing driveways shall be constructed of the same material.** – *Amended 01/31/2026*
2. Homes shall have landscaping that is maintained, trimmed and kept consistent with the appearance established by the landscaped areas of the neighborhood entrance. Landscaping shall not have an appearance of being overgrown, relative to the size of the home and shall complement the property. – *Amended 01/31/2026*
3. Lawn grasses shall be maintained at a height of no higher than 8 inches. **Grass clippings and leaves shall not be blown into the street. Owners are expected to promptly remove leaves and other debris which fall onto the street. Leaves shall be removed from lawns in a timely fashion so as not to adversely affect the lawn or groundcover beneath the street trees.** – *Amended 01/31/2026*
4. Windows shall have a consistent appearance. **Windows with mullions shall have consistent patterns across the front visible face of the property.** Broken mullions shall be removed throughout or repaired to meet this standard. Broken and failed glass panels shall be replaced. – *Amended 01/31/2026*
5. Shutters, when used, shall be kept consistent with the architectural style of the home, and shall have a consistent finish that is maintained. Brick shall be maintained in good order. Spalled or otherwise deteriorated brick units shall be replaced, and joints tuck pointed.
6. Gutters shall be maintained, with a finish to match or complement the color pallet of the home. Downspouts shall extend to the grade with a splash block, or underground storm piping to daylight **and shall be maintained in good working order.** – *Amended 01/31/2026*
7. Fences, **enclosing yards along property lines and access easements** shall be constructed of poplar or oak and shall be painted with black fence paint within 3 months of erection (**weather permitting**). Fence style shall be 4-plank, with post trim boards, with or without “dog wire” as determined by the property owner. Painted fence surfaces shall be maintained. **Dog wire shall be placed between the post and the main boards. Any wire fencing shall be placed on the interior side of the fence enclosing the yard of the property owner installing the wire fencing. Dog wire shall not wrap posts. New construction or replacement of plank perimeter fencing surrounding a yard shall have the horizontal boards and vertical post boards on the exterior side of the posts.** – *Amended 01/31/2026*
8. Street tree maintenance is the responsibility of the homeowner. All trees shall provide for a 14-foot clearance above the street level, or at any other distance established by the county, for the passage of traffic, buses, garbage trucks and other vehicles on the public streets and roads. **Trees shall be pruned and dead wood removed regularly. Any limbs that fall from the street trees shall be promptly removed.** – *Amended 01/31/2026*

Each street in our neighborhood has “street trees” that line the side of the street. While different species were utilized, each street has a consistent species and spacing of “street trees.” If a street tree dies, or is determined to be diseased, it is the responsibility of the homeowner to have the tree and stump removed within 3 months. If removal is initiated by the owner, they shall contact the EQMA Board prior to removing the street tree. To provide time for ground recovery and to keep the replacement tree in similar rhythm to the spacing of other trees on the street, the removed street tree shall be replaced within 5 years. In instances where replacing the street tree would be deemed detrimental, the EWMA Board may determine that replacing the street tree is not required. – *Amended 01/31/2026*

All trees visible from the street which are dead (as demonstrated by reduced or limited foliage in their peak season) shall be removed within three months, or the Owner shall provide documentation from an arborist addressing the health of the tree as salvageable. – Amended 01/31/2026

9. Keeping the storm water inlets along the street gutter clean and clear of debris shall be the responsibility of the property owner who fronts, or whose property sides, the street at the location of the inlet. Natural debris from the street trees requires this maintenance by the homeowner periodically, depending upon the weather. **Grass and leaves shall not be blown or left in the streets. – Amended 01/31/2026**
10. Mailboxes are to be stone or brick veneer to match the exterior walls of the mailbox owners' house. They shall be maintained with an operable door. Landscaping around the mailbox (when installed) shall be tidy and represent the standards of the neighborhood entrances. Mailboxes shall have property's street number displayed using a commercially recognized font as required by the county for use by emergency responders to identify the subject property.
11. **Basketball Goals shall be placed behind the front face of the home and shall be freestanding or portable models. Basketball goals shall not be mounted to the front or sides of the house. – Amended 01/31/2026**
12. **Roof Mounted Solar Panels are allowed only when they cannot be seen from any point on the street in front of the property or on side streets (as seen on corner lots). Roof mounted solar panels are not allowed on the roof parallel to and above the front elevation of the house. Houses on corner lots shall not have solar panels on the roof parallel to and above the elevation facing the side street. – Amended 01/31/2026**
13. **Roof Mounted Satellite Dishes are allowed only when they cannot be seen from any point on the street in front of the property or on side streets (as seen on corner lots). – Amended 01/31/2026**
14. **Tents, awnings and other types of temporary structures shall not be erected where they can be seen from any point on the street in front of the property or on side streets (as seen on corner lots). An exception is provided for temporary use such as garage sales or other outdoor events, with a 48-hour time limit. Umbrellas, like those used in patio sets and around swimming pools are the exception to this issue and are allowed. – Amended 01/31/2026**
15. **Properties with "access easements" noted on the plat shall maintain clearance within that easement of 10 feet above grade. Trees are the responsibility of the homeowner, on whose property the trees stand, and shall be maintained to accommodate access within the access easement a dimension of the width (shown on the plat) and a height, established as 10 feet above the ground. (All trails in the subdivision are considered "access easements".) – Amended 01/31/2026**

Exhibit B - Standards for the use of Properties within Equestrian Woods

1. Parking of any motor vehicle (car, pickup truck, SUV) shall conform to the following standards:
 - a. No vehicle shall remain on the street for more than 24 hours.
 - b. Parking on the street in the area of the 10 cul-de-sac islands is prohibited, due to the inability to pass said vehicle with garbage trucks, school buses or other service vehicles.
 - c. Any vehicle parked in front of the building line shall be operational, licensed and insured. Non-functioning vehicles are limited to storage within garages.
 - d. No vehicle shall be parked on a lawn, planter or other pervious surface for more than 24 hours.
2. No trailer, commercial truck (including semi-tractor), boat, camper, RV of any class, camping vehicle or motorhome shall be parked or kept on any lot at any time unless said vehicle is housed in a garage or basement. (Exception: Such vehicles existing (in place) as of October 1, 2022, are "grandfathered-in" and

must be removed when the home is sold. Residents as of 10/1/2022 cannot place such vehicles on lots if they did not exist there prior to 10/1/2022.)

- a. No vehicle can be used within the neighborhood for sleeping or any kind of residence.
 - b. No inoperable vehicles shall be parked on any lot or street, unless housed in a garage.
 - c. Any routine maintenance shall be conducted within close proximity to the garage entrance. No such routine maintenance shall be permitted on residential streets or portions of residential driveways within close proximity to residential streets.
 - d. **Visitors and the loading and unloading of camping RVs, trailers or motorhomes are allowed for a reasonable time. – Amended 01/31/2026**
3. **Lawn mowers, lawn equipment, camper tops, inoperable vehicles (in whole or in parts) or other items deemed unsightly by the board shall not be allowed to be stored on any exterior portion of a lot within Equestrian Woods. – Amended 01/31/2026**
4. Pets shall be limited to dogs, cats, birds, fresh and saltwater fish and small reptiles, and shall be controlled to prevent excessive noise, odor or other imposition to neighboring properties. Pet owners shall keep all pets on a leash when off the private property of the pet owner. This includes the equestrian trails. All pet owners shall collect any pet waste deposited on common grounds, or on private property during walks.
5. All new construction shall have permits as required by authorities having jurisdiction over the subject property. Additions and/or renovations which change the exterior of the house shall be submitted to the EWMA board for review and approval, prior to the application for permits from the local government. Additions and renovations shall be designed as per the original deeds of restrictions in order to maintain the original intent of the development and shall complement the original design of the structure.
6. **All exterior maintenance or modifications to properties within the development which will require a permit from the local government, shall be subject to review by the EWMA Board prior to application of the building permit from the local government in order to review for compliance with the established aesthetic standards of design, and to protect the value of all properties within the development. – Amended 01/31/2026**
7. **Commercial trash collection is a requirement of each property and of Jessamine County and shall be contracted by the property Owner with a collection service. Trash receptacles shall be kept out of view from the street in front of the property.** Trash receptacles shall be placed on the curb for collection no earlier than noon the day before collection. Receptacles shall be removed from the curb by nightfall on collection day. Receptacles shall not be placed in the street but shall be placed behind the curb. – Amended 01/31/2026
8. **Non-permanent Storage Buildings and Sheds (those which do not have foundations that reach the frost line) are prohibited in Equestrian Woods, except for buildings placed prior to January 1, 2020, which are hereby “grandfathered in”, and cannot be replaced. Grandfathered units shall meet all Standards of Appearance as established by these by-laws and must be removed when the home is sold. – Amended 01/31/2026**
9. Roll-off Dumpsters or Pods, used for remodeling or construction debris, shall conform to the following:
- a. Dumpsters or Pods parked on the street shall be limited to a period of not more than 30 days, and cannot be placed in cul-de-sacs due to limiting the travel of emergency vehicles.
 - b. Dumpsters or Pods placed on the front lawn or driveway forward of the building line shall be limited to a period of 60 days

- c. Dumpsters or Pods placed on back lawns, or in driveways behind the building line shall be limited to a period of 120 days. After 120 days special permission granted by the board and only with permission of adjacent neighbors.
- 10. Signage is not permitted on front lawns or private properties within the Equestrian Woods Development, except for the following:
 - a. Signs by realtors offering property as “for sale” or “open house”
 - b. “Yard Sale” signage, limited to 7 days of display.
 - c. Political signage limited to 60 days of display.
- 11. Homes within Equestrian Woods shall not be used as “rental properties” for less than a 12-month period. Rentals through Airbnb, VRBO and other on-line temporary rental services are prohibited. – Amended 01/31/2026**
- 12. Above ground pools are prohibited. Pools shall have the necessary permits from local government and be of in-ground permanent construction. If the natural grade of a cross slope prevents pool construction, then the grade will need to be altered for in-ground construction. – Amended 01/31/2026**
- 13. Above ground “kiddie pools” with a maximum size of 10 feet across and 2 feet in depth, are temporarily allowed and shall not remain in place for more than 72 hours. Such temporary pools are to be placed behind the back edge of the main structure and not located in side or front yards. When not in use, the pools are to be stored in a manner that does not allow the collection of rainwater. – Amended 01/31/2026**

Amendments effective Feb 1, 2026 indicated in BOLD.