

UNANIMOUS CONSENT OF  
DIRECTORS  
OF  
KENDALL YARDS HOMEOWNERS ASSOCIATION

The undersigned directors, being all of the directors of KENDALL YARDS HOMEOWNERS ASSOCIATION (“Association”), in lieu of a special meeting and pursuant to Washington statutes, hereby adopt the following resolution:

WHEREAS, pursuant to Section 5.11.1.4 of the Declaration of Covenants, Conditions and Restrictions for Kendall Yards Homeowners Association, the directors have the power to adopt rules for the Association;

WHEREAS, the directors have reviewed proposed rules relating to the rental of Lots by Owners, attached hereto as Exhibit A (“Rules”);

WHEREAS, the directors believe it is in the best interests of the Association and the Owners to adopt the Rules;

RESOLVED, that the attached Rules are adopted as rules of the Association, to be included in the records of the Association with any and all other rules and regulations of the Association.


This Consent is signed in lieu of holding, conducting and attending a directors’ meeting. Action taken under this Consent is effective upon the last director to sign this Consent, unless a later date is specified herein. This Consent will have the same force and effect as the affirmative vote of said directors at a directors’ meeting.

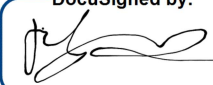
This Consent may be executed on any number of separate counterparts and may be executed and delivered by facsimile signature, .pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000 (e.g., www.docuSign.com), all of which counterpart pages will constitute one and the same instrument and will be treated as originals.

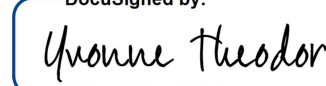
*[Signature page follows.]*

SIGNATURE PAGE TO  
UNANIMOUS CONSENT OF  
DIRECTORS  
OF  
KENDALL YARDS HOMEOWNERS ASSOCIATION

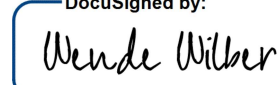
DIRECTORS:

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JOSEPH M. FRANK  
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RONALD SCHURRA  
11/18/2023  
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YVONNE THEODOR  
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HEIDI BOLLUM  
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WENDE WILBUR  
11/12/2023  
DATE: \_\_\_\_\_

## Rental Rules – Kendall Yards Homeowners Association

In order to clarify the rights of Owners to rent their Lots pursuant to Section 4.1.1 of the Declaration of Covenants, Conditions and Restrictions for Kendall Yards Homeowners Association (“Declaration”), the Board of Directors (“Board”) of Kendall Yards Homeowners Association (“Association”) adopts the following definitions, rules and regulations (“Rules”):

- A. Definitions: Except as otherwise provided in these Rules, capitalized words used herein will have the definitions assigned to them in the Declaration.
  - a. “Long-Term Rental” means the rental of a single family residence for a period greater than 90 days.
  - b. “Short-Term Rental” means the rental of a single family residence for a period greater than 30 days but less than 90 days.
  - c. “Daily Rental” means the rental of a single family residence for a period less than 30 days.
- B. Long-Term and Short-Term Rentals. Pursuant to Section 4.1.1 of the Declaration, Owners are not restricted from renting their single family residences for a Long-Term Rental or a Short-Term Rental.
- C. Daily Rentals. Daily Rentals are deemed a non-residential use, subject to the approval of the Board and the Design Review Committee (“Committee”).
  - a. Any Owner that desires to offer their Lot to the public for Daily Rentals must submit an annual application to the Committee. Such application will be developed by the Committee, subject to the approval of the Board. Applications must include contact information at which the Owner can be reached at any time (24/7).
  - b. There may be no more than 10 Lots within the Association boundaries that may be offered as Daily Rentals in any one-year period. The Committee may grant or deny applications in its discretion, including making decisions based on location and density of the Lots being offered for Daily Rentals. Priority for Daily Rentals will be given to Owners who have previously been approved, and who have had no validated neighborhood complaints.
  - c. Applications will be accepted annually from January 1 until January 15; provided, if fewer than 10 applications are submitted and approved by January 15, the Committee, in its discretion may take applications after January 15; provided further, the Committee may deny applications even if fewer than 10 Lots are being offered for Daily Rentals.
  - d. All covenants and restrictions of the Declaration apply to Owners and all persons using their Lots, including but not limited to the parking restrictions set forth in the Declaration. It is the responsibility of any Owner who offers their Lot for Daily Rentals to monitor the behavior of the people who are renting their Lot.