

**ACTION TAKEN IN WRITING BY THE BOARD OF DIRECTORS
OF
THE RETREAT AT FRANKLIN HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being the Board of Directors of *The Retreat at Franklin Homeowners Association, Inc.* (the "Association"), do hereby waive any and all requirements for the holding of a meeting of the Board of Directors, and acting by consent in lieu of a meeting pursuant to Article III, Section 3.9 of the Bylaws, take the following actions by signing their written consent hereto:

WHEREAS, pursuant to N.C.G.S. 47C-3-102(1), the Association may adopt and amend bylaws and rules and regulations.

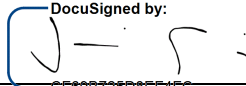
WHEREAS, the Board of Directors of the Association has voted in favor of the following rules and regulations to apply to all of the Community until such time as they are amended, modified, repealed, or limited pursuant to the power contained in N.C.G.S. 47C-3-102(1).

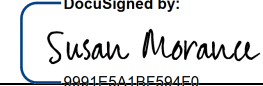
WHEREAS, with full knowledge of all material facts and the interests of the parties concerning the matters of the rules and regulations contemplated, and in compliance with the Amended Declaration of Condominium for The Retreat at Franklin (Formerly Known as Sherwood Colony) of record at Book 4292, Page 51, Orange County Registry (the "Declaration"), the Board of Directors have obtained determined and deem it to be of benefit to and in the best interest of the Company to adopt the following rules and regulations and to take such steps as the Board of Directors deems necessary and advisable implement the rules and regulations, and the undersigned believe it is in the best interests of the Association to adopt said rules and regulations and to otherwise take the necessary acts to adopt said rules and regulations.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that all previous rules and regulations adopted by the Association as of the below date remain in effect and operation, and the following additional rules and regulations are adopted to be applicable to all members of the Association:

Smoking: All smoking, including but not limited to vaping and the use of e-cigarettes, is prohibited in the Common Elements.

This action is effective as of June 1, 2021, and the undersigned hereby direct that this document be filed with the Book of Resolutions and minutes of the Association as part of the permanent records of the Association. This Consent of the Board of Directors shall be signed in multiple counterparts by the Directors designated below, each of which shall be deemed an original, and all such counterparts, when taken together, shall be deemed to constitute the Consent of the Board of Directors. The undersign certifies that this is a true and correct copy of a resolution duly adopted at the regular meeting of the Board of Directors of the Association, convened and held in accordance with North Carolina law and the Bylaws of the Association on April 30, 2021, and that such resolution is now in full force and effect.

By:  DocuSigned by: CF69B723D8EF4FC...

By:  DocuSigned by: 0001E5A1BF504F0...

Printed Name: Jacqueline Solis

Printed Name: Susan Morance

Its: President

Its: Secretary

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Its: _____

Its: _____

By: _____

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