

**381.795 Examination of records by owner.**

- (1) Except as provided in subsection (2) of this section, an owner may examine and copy the books, records, and minutes of the association pursuant to reasonable standards set forth in the declaration, bylaws, or other rules and regulations promulgated by the board, including standards governing the type of documents to be examined and copies and the time and location at which the documents may be examined, including a reasonable fee for copying documents.
- (2) Unless approved by the board, an owner may not examine or copy from books, records, or minutes of the association:
  - (a) Information that pertains to personnel matters of the association;
  - (b) Communications with legal counsel or attorney work product pertaining to potential, threatened, or pending litigation or other property-related matters;
  - (c) Information that pertains to contracts or transactions under negotiation, or information that is contained in a contract or other agreement containing confidentiality requirements;
  - (d) Information that relates to the collection of assessments or listing of past-due owner names, lot numbers, plat numbers, lot addresses, or street addresses; or
  - (e) Information the disclosure of which is prohibited by state or federal law.

**Effective:** June 29, 2023

**History:** Created 2023 Ky. Acts ch. 23, sec. 11, effective June 29, 2023.