

**RESOLUTIONS ADOPTED BY
BOARD OF DIRECTORS OF
CENTENNIAL PLACE COMMUNITY ASSOCIATION
BY UNANIMOUS WRITTEN CONSENT
IN LIEU OF ORGANIZATIONAL MEETING**

The undersigned, being all of the Directors of Centennial Place Community Association, hereby unanimously consent to and ratify various actions previously taken to organize the Association, as hereafter stated:

1. APPROVAL OF ARTICLES OF INCORPORATION.

The Articles of Incorporation, along with the Certificate of Incorporation issued by the Secretary of State on September 20, 2013 were approved and inserted in the minute book of the Corporation.

2. APPOINTMENT OF OFFICERS.

The persons whose names appear below were appointed officers of the Corporation to serve for a period of one year until their successors are appointed:

President	<u>Kendall Gentry</u>
Vice President	<u>Kendra Decker</u>
Secretary	<u>Kendra Decker</u>
Treasurer	<u>Kendall Gentry</u>

3. ADOPTION OF INITIAL BUDGET.

The Budget for the Association will be approved and adopted at such time as a transition to the new owners occurs.

4. FISCAL YEAR.

It was determined that the fiscal year for the Association would be the calendar year.

5. COMMON EXPENSE ASSESSMENTS.

It was determined that assessments for the Common Expenses of the Association would commence on the first day of the first month following the transition meeting.

6. APPROVAL OF CONTRACTS.

Certain contracts which the Declarant had entered into for the benefit of the Association, described more fully below, were ratified and approved as binding obligations of the Association:

Name of Contractor	Date	Purpose
_____	_____	_____
_____	_____	_____
_____	_____	_____

A copy of the contract(s) described above shall be placed in the Association's record book.

7. ADOPTION OF BYLAWS.

A form of Bylaws regulating the conduct of the business and affairs of the Association prepared by counsel for the Declarant were adopted, signed by the Secretary, dated, and inserted in the minute book.

8. DUTIES OF SECRETARY.

The Secretary was instructed to develop and maintain a roster of all Lot Owners and any Eligible Mortgagees, showing their addresses and telephone numbers and the date of the closing of the sale of each Lot Owner's Lot from the Declarant; the Secretary was further instructed to become familiar with Section 6.6 of the Bylaws, so as to be best able to discharge the duties of the office.

9. BANKING ARRANGEMENTS.

Pursuant to Section 8.3 of the Bylaws, the treasurer was authorized to open two insured bank accounts, for operations and reserves, respectively, at Peoples at its Mount Vernon, Washington Branch, using the bank's standard forms of resolutions for such accounts.

10. COLLECTION OF COMMON EXPENSES.

The manner for collection of common expenses, including late charges, specified in Section 7.5 of the Bylaws was determined to be adequate and that if necessary, the Treasurer of the Association would be empowered to take such further steps as may be necessary to collect amounts owing by Lot Owners from time to time hereafter.

11. POLICY REGARDING FINES.

Adoption of specific policies regarding fines, pursuant to Section 7.6 of the Bylaws, was deferred for resolution by the Board at such time as the initial Directors are replaced by new owners within the community..

12. APPOINTMENT OF ACCOUNTANT.

Opt: APPOINTMENT OF ASSOCIATION MANAGER.

It being recognized that professional accounting services are necessary to ensure compliance with laws relating to association operations and taxation, it was determined that TBD would be retained and paid to act as the accountant for the Association.

Opt: It being recognized that professional management services are necessary to ensure compliance with laws relating to association operations and record keeping, it was determined that TBD would be retained and paid to act as the manager for the Association.

13. DUTIES OF TREASURER.

The Treasurer was instructed to promptly contact the Declarant's accountant, to apply for a Federal Employer Identification Number and to develop an acceptable system for maintaining the financial records of the Association required by Section 8.4.1 of the Bylaws, including cancelled checks, bank statements and source materials (invoices, receipts, vouchers, etc.), for all financial statements required to be prepared. The Treasurer was further instructed to become generally familiar with Section 6.7 of the Bylaws, so as to be best able to discharge the duties of the office.

WE CONSENT:

Execution of this Consent, pursuant to Section 5.3.7 of the Bylaws, which execution may be accomplished in counterparts, constitutes a waiver of any notice required under the Nonprofit Miscellaneous and Mutual Corporations Act or the Articles of Incorporation or Bylaws of this Association.

DATE OF EXECUTION

DIRECTORS



KENDALL GENTRY



KENDRA DECKER