

CEDAR LANE AT CHERRY CREEK HOMEOWNERS ASSOCIATION, INC.

**ACTION BY WRITTEN CONSENT OF DIRECTORS
IN LIEU OF MEETING OF BOARD OF DIRECTORS**

The undersigned, constituting all of the directors of Cedar Lane at Cherry Creek Homeowners Association, Inc., a Colorado corporation (the "Company"), hereby waive any notice required for the holding of a meeting of the Board of Directors of the Company, and pursuant to C.R.S. § 7-108-202 and the Bylaws of the Company, hereby consent to and take the Company action set forth below in lieu of a meeting of the Board of Directors.

Recitals:

- A. The Declaration of Covenants, Conditions and Restrictions for Cedar Lane at Cherry Creek (the "Declaration") was recorded in the records of the Clerk and Recorder's Office for the City & County of Denver on August 13, 2014 at Reception No. 2014097985. All capitalized terms used but not defined herein shall have the same meanings ascribed to them in the Declaration.
- B. Section 5.7 of the Declaration provides that the obligation to pay Assessments shall commence as to each Lot on the day of the conveyance of title to a Lot from Declarant to a non-Declarant, or at such later time as is determined by Declarant in compliance with the Colorado Common Interest Ownership Act.
- C. The Board of Directors desires to establish the commencement date of annual assessments under the Declaration, and to clarify other matters related to annual assessments, as set forth below.

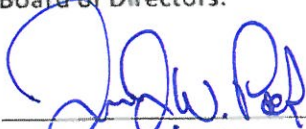
Company Action:

NOW THEREFORE, BE IT RESOLVED, that: (i) annual assessments under Section 5.7 of the Declaration shall commence as to each Lot on the day of annexation of such Lot to the Declaration in accordance with Section 12.2.1 of the Declaration; (ii) Notwithstanding the foregoing, any and all sums already paid by Declarant to or on behalf of the Association shall be considered full and final satisfaction of any such annual assessments owed by Declarant as a result of this resolution prior to and as of the date of this resolution; (iii) all provisions in the Declaration which conflict with the foregoing resolution are hereby modified to conform thereto; and (iv) any and all acts heretofore done in connection with this resolution are hereby ratified, confirmed, approved and adopted in all respects.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned hereby consent to, approve and adopt the foregoing Company action effective as of the 13th day of June, 2017.

Board of Directors:



Jason J.W. Pock, Director



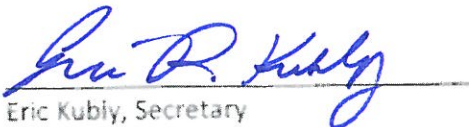
Rob Lowenstein, Director



Eric Kubly, Director

CERTIFICATE

I hereby certify that the above written consent was approved and adopted by the Board of Directors as of the date first written above.



Eric Kubly, Secretary