

**HERITAGE PARK HOMEOWNERS ASSOCIATION**  
**WRITTEN ACTION BY THE BOARD OF DIRECTORS**  
**WITHOUT MEETING**

The undersigned, being all the directors of Heritage Park Homeowners Association, a Colorado nonprofit corporation (the "Association"), hereby approve and adopt the following resolutions pursuant to the Colorado Revised Nonprofit Corporation Act:

Adoption of Budget and Current Assessment

RESOLVED, that the budget and current assessment schedule of the Association attached to this Written Action as Exhibit A be, and hereby are, approved, ratified and confirmed in all respects by the Board, and their adoption is subject only to ratification by the Association members.

Election of Director by Association Members

RESOLVED, that in accordance with the governing documents of the Association and Colorado law, the Association members other than Declarant are now entitled to elect a Director to serve on the Board of Directors.

Meeting Of Members

RESOLVED, that the Board of Directors is authorized to and shall take such actions as necessary to call, provide notice of, and run the general meeting of the Association which meeting will be held for the express purposes of electing a new Director and ratifying the budget adopted by Board of Directors. Such meeting shall beheld on August, 4 th, 2009 at 6 pm.

Association Contracts

RESOLVED, that all contracts for goods and services entered into by the officers, directors, employees and agents of the Association, acting for and on behalf of the Association through the date hereof, are hereby ratified, approved and confirmed in all respects.

Ratification and Authorization of Association Activities


RESOLVED, that all actions taken, all things done and all expenditures made by the officers, directors, employees and agents of the Association, acting for and on behalf of the Association through the date hereof, are hereby ratified, approved and confirmed in all respects.

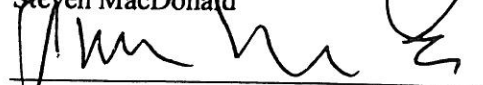
RESOLVED, that the proper officers of the Association are hereby authorized, empowered and directed to do and perform any and all acts and deeds necessary or desirable to carry out the foregoing resolutions.

RESOLVED, that this unanimous written action may be executed in one or more counterparts, all of which together shall be deemed to be one and the same instrument; and it is further

RESOLVED, that the execution and delivery of this written action by delivery of a facsimile copy bearing the facsimile signature of a party hereto shall constitute a valid and binding execution and delivery of this consent by such party, and that such facsimile copies shall constitute enforceable original documents.

IN WITNESS WHEREOF, we have hereunto subscribed our names to be effective as of the 7th  
day of July, 2009.

  
Steven MacDonald

  
James Guida

  
Carol Calinoff

EXHIBIT A  
TO  
HERITAGE PARK HOMEOWNERS ASSOCIATION  
WRITTEN ACTION BY THE BOARD OF DIRECTORS  
WITHOUT MEETING

Budget

See Attached.

Heritage Park  
Budget vs Actuals

	Actual	2009 Budget
<b>Operating Income</b>		
3030 Association Dues	11475.00	11475.00
3040 Developer Dues	4725.00	4725.00
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Gross Profit	16200.00	16200.00
 <b>Operating Expenses</b>		
6020 Management Fees	1920.00	3700.00
6030 Tax/Accounting	0.00	400.00
6040 Bank Charges	0.00	0.00
6070 Maintenance	0.00	2000.00
6080 Landscaping	0.00	2060.00
7060 Electricity	125.48	440.00
7070 Water & Sewer	0.00	6700.00
7100 Insurance	890.00	900.00
7170 Supplies	0.00	0.00
7210 Miscellaneous	100.00	0.00
7900 Reserve\Upgrades	0.00	0.00
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Total Operating Expenses	3035.48	16200.00
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 Net Income	 13164.52	 0.00
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