

UNANIMOUS CONSENT OF DIRECTORS
IN LIEU OF A SPECIAL MEETING
OF
WALNUT CREEK HOMEOWNERS' ASSOCIATION

The undersigned, being all of the Directors of Walnut Creek Homeowners' Association, a Virginia corporation (the "Association"), do hereby unanimously consent to the following resolutions effective as of this 10th day of July, 2008, in accordance with the Section 13.1-685 of the Code of Virginia (1950), as amended.

WHEREAS, pursuant to Article VI of the Bylaws of Walnut Creek Homeowners' Association (the "Bylaws") the Directors of the Association are given the power to fix, levy, collect and enforce payment of assessments for the purpose of providing for management, maintenance, preservation and architectural control of the Lots and Common Areas (as defined in the Bylaws) and the operational and administrative costs of the Association;

WHEREAS, the Directors of the Association previously agreed to assess the owners of such Lots on a monthly basis in the amount of \$10 per month; and

WHEREAS, it is desired by all Directors of the Association that such monthly \$10 assessments shall be converted into one annual assessment in the amount of \$120 for the purpose of administrative convenience for the owners of the Lots.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Article VI of the Bylaws, the assessment to be paid by the owners of the Lots shall be \$120, to be paid annually to the Association by the 1st of February of each calendar year.

BE IT FURTHER RESOLVED that Court G. Rosen and/or Michael E. Copeland, either of whom may act on behalf of the Association, are hereby authorized and directed to take any and all steps or actions, and execute and deliver any and all documents as may be necessary or

proper to implement the new \$120 yearly assessment.

BE IT FURTHER RESOLVED, that any and all actions taken to date by Court G. Rosen and/or Michael E. Copeland on behalf of the Association, whether or not properly authorized or consented to at the time of any such action, are hereby acknowledged, acquiesced in, and ratified.

BE IT FURTHER RESOLVED that this Resolution may be executed in counterparts, each of which will be considered an original and all of which will constitute one and the same document, and that facsimile signatures shall be treated as originals.

IN WITNESS WHEREOF, the undersigned, being all of the Directors of the Association, have executed this Resolution effective as of the date first above written.

Court G. Rosen

Michael E. Copeland