

**UNANIMOUS CONSENT OF  
BOARD OF DIRECTORS IN LIEU  
OF SPECIAL MEETING  
OF**

**THE ESTATES AT STONE RIDGE OWNERS ASSOCIATION, INC.**

The undersigned, being the directors appointed by the successor Declarant to the Executive Board of The Estates at Stone Ridge Owners Association, Inc. (Corporation), hereby consent to and take the following actions without a meeting as provided for by the Colorado Revised Nonprofit Corporation Act.

1. EXECUTIVE BOARD. The following persons are appointed by the Declarant to serve as the Executive Board of the Corporation, to serve until the period of Declarant Control expires, or he/she sooner resigns, is removed at Declarant's sole discretion, or is otherwise disqualified to serve:

David W. Coker

Barbara Coker

Steven W. Coker

2. OFFICERS. The Executive Board hereby elects the following Officers, who shall be members of the Executive Board, and shall serve for one-year terms unless he/she sooner resigns, is removed, or otherwise disqualified to serve:

David W. Coker

President

Barbara Coker

Vice-President

Steven W. Coker

Secretary-Treasurer

3. ARTICLES OF INCORPORATION. The Articles of Incorporation attached to this Consent are approved and ratified as filed and certified by the Secretary of State of Colorado on March 6, 2017.
4. BYLAWS. The Bylaws attached to this Consent adopted by the Executive Board on April 1, 2017, are approved and ratified as the bylaws of the Corporation, with a recommendation that a proposed amendment be submitted to the membership to correct clerical and typographical errors.
5. DESIGN REVIEW COMMITTEE. The following persons are appointed by the Declarant to serve as the Design Review Committee, to serve until the period of Declarant Control expires, or he/she sooner resigns, is removed at Declarant's sole discretion, or is otherwise disqualified to serve:  
  
David W. Coker  
  
Barbara Coker  
  
Steven W. Coker
6. DESIGN REGULATIONS. The Design Regulations for the Estates at Stone Ridge adopted on December 6, 2016, and amended effective May 1, 2019, are hereby approved and ratified.
7. ADOPTION OF RESPONSIBLE GOVERNANCE POLICIES. The Responsible Governance Policies for Corporation effective March 16, 2020, attached hereto are hereby adopted by the Executive Board.
8. ANNUAL BUDGET. The proposed annual budget for the years 2019 and 2020, attached hereto, is hereby adopted. The Secretary-Treasurer shall within ninety (90) days,

mail or otherwise deliver, a summary of the budget to all unit owners other than the Declarant, for their consideration.

9. BANKING ARRANGEMENTS. Alpine Bank shall be designated as the Corporation's banking institution. The President and Secretary of the Association are authorized to open such banking accounts as deemed necessary and to execute such appropriate banking resolutions as may be required by such institution.
10. REIMBURSEMENT FOR ORGANIZATIONAL FEES. The officers of the Corporation are hereby authorized and directed to pay all fees and expenses reasonably necessary for the organization of the corporation and to reimburse those persons who have advanced such fees and expenses on behalf of the Corporation.


DATED effective the 16<sup>th</sup> day of March, 2020.

  
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David W. Coker, Director

  
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Barbara Coker, Director

  
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Steven W. Coker, Director

Declarant:  
Coker Family Partnership, LLLP,  
a Colorado limited liability limited company

  
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David W. Coker, General Partner