

RESOLUTIONS OF THE BOARD OF DIRECTORS

OF THE

CRYSTAL RIDGE HOMEOWNERS' ASSOCIATION OF PUYALLUP

The undersigned, being the secretary of the Board of Directors (the "Board") of the Crystal Ridge Homeowners' Association of Puyallup, a Washington non-profit corporation (the "Association"), hereby certifies that the following resolutions were adopted by the Board at a duly noticed meeting at which a quorum was present, held on September 4, 2019. Capitalized terms not otherwise defined herein shall have the meanings given them under the Declaration of Covenants, Conditions and Restrictions of Crystal Ridge Homeowners' Association of Puyallup, as amended (the "Declaration").

WHEREAS, the Board of Directors of the Association is responsible for maintaining and preserving the character of certain Common Maintenance Areas, to specifically include landscaping, irrigation, and entry identification signage installed at the 23rd Avenue S.E. Intersection with Shaw Road, and responsible for maintaining entry planter landscaping and signage improvements in all areas of Crystal Ridge;

WHEREAS, the Declaration authorize the Board to improve Common Maintenance Areas with capital improvements, and to exercise for the association all powers, duties and authority vested in or delegated to the Association and not resolved to the membership;

WHEREAS, the Bylaws of the Crystal Ridge Homeowners' Association of Puyallup, (the Bylaws) may be amended by a majority vote of the Board of Directors;

WHEREAS, the Board has determined that it is in the Association's best interest to quitclaim that certain Sign Easement recorded March 20, 1992 to the City of Puyallup, in order to most effectively carry out the Board's obligation's for the benefit of Owners and Members, and has determined that such an action will not have a substantially adverse effect on the enjoyment of these areas by Owners or Members;

RESOLVED: Article VII, Section 1, subsection (f) of the Bylaws is hereby amended by the addition of the following new text, to be inserted immediately after its existing text:

Notwithstanding the foregoing, no such two-thirds (2/3) or declarant approval requirements will be required for the Board to, by duly adopted resolution, approve the release of Association-owned easements by quitclaim deed to the City of Puyallup.

FURTHER RESOLVED: that the President and Secretary of the Association, in accordance with the Declaration and Bylaws, are hereby authorized and empowered on behalf of and in the name of the Association to do the following:

(a) To execute and deliver to the City of Puyallup a Memorandum of Understanding substantially of the form attached hereto as Exhibit A, and to secure appropriate City signature(s) to the same;

(b) To quitclaim to the City of Puyallup all of the Association's right, title and interest in that certain Sign Easement recorded in the records of Pierce County under recording number 9203200664, by execution, delivery, and recording of a Quitclaim Deed substantially in the form attached hereto as Exhibit B, in exchange for monetary consideration summing to one hundred seventeen thousand, two hundred dollars (\$117,200);

(c) To deposit or cause to be deposited in the Association's account such monetary consideration;

(d) To payor cause to be paid the correct amount of Real Estate Excise Tax, and to correctly file the form attached hereto at Exhibit C; and

(e) To perform all acts, and execute and deliver all instruments which the City may deem necessary to carry out the purpose of this Resolution.

FURTHER RESOLVED, that the President of this Association is hereby authorized and directed to certify to the City of Puyallup or its agents a copy of this Resolution;

FURTHER RESOLVED, that the City is authorized and requested to act on this Resolution.

ADOPTED BY A VOTE OF THE BOARD OF DIRECTORS WITH 5 in favor, 0 opposed and 0 abstained at a duly noticed meeting of the Board of Directors of the Company held on September 4, 2019.

By: ___/s/ Mark Crawford_____

Print Name: Mark Crawford

Title: President