

**CONSENT OF BOARD OF DIRECTORS
OF
CREEKWOOD FARMS OWNERS ASSOCIATION, INC.
TO
ACTION WITHOUT MEETING**

We, the undersigned, being the declarant of Creekwood Farms Subdivision and the directors of Creekwood Farms Owners Association, Inc. (The "Association") do hereby adopt the following minutes and authorize the actions taken as recited herein by signing our written consent at the foot of these minutes:

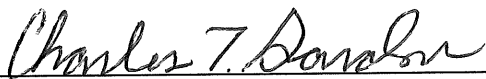
WHEREAS, the declarant is the owner of certain lots in Creekwood Farms Subdivision as shown on a plat recorded in Plat Book 142, Page 61, Cumberland County, North Carolina registry and is still under a period of "declarant control" pursuant to the Declaration of Covenants, Conditions and Restrictions for Creekwood Farms Subdivision as recorded in Book 10524, Page 232, aforesaid registry (the "Covenants"); and

WHEREAS, pursuant to Article VIII, Section 3 of the Covenants, the annual maintenance assessment per lot was set at \$150.00 and the one time or initial contribution to working capital fee was set at \$50.00 upon the closing of the first sale of an improved lot; and

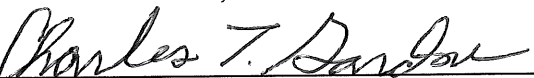
WHEREAS, the declarant has deemed the annual maintenance assessment and working capital fee to be insufficient to maintain the common areas and provide for the preservation of values and amenities of Creekwood Farms and further wishes to amend said assessment and fee; and

NOW THEREFORE, be it resolved, that the annual maintenance assessment shall be increased to \$190.00 and the working capital fee shall be increased to \$125.00.

The foregoing resolutions are adopted and the foregoing actions are taken and unanimously approved without meeting, pursuant to the wishes of the declarant and directors as indicated by their signatures below, effective this 19th day of June, 2020.



Charles T. Gardner, declarant



Charles T. Gardner, director



Charles H. Gardner, director