

**JOINT WRITTEN ACTION OF FIRST BOARD OF DIRECTORS
OF
THE ROYAL GOLF VILLAS HOMEOWNERS ASSOCIATION**

The undersigned, being all of the members of the Board of Directors named in the Articles of Incorporation of The Royal Golf Villas Homeowners Association, a Minnesota nonprofit corporation (the "Villa Association") acting together as the Board of Directors pursuant to the provisions of Minnesota Statutes, Sections 317A.171, Subd. 2, and 317A.239, do hereby consent to the adoption of and do hereby adopt the following resolutions, effective as of April 23, 2019.

Acknowledgment of Filing of
Articles of Incorporation

RESOLVED, that the directors hereby acknowledge that Articles of Incorporation of The Royal Golf Villas Homeowners Association, were filed with the Secretary of State of the State of Minnesota on April 23, 2019 and that a Certificate of Incorporation has been issued to this corporation.

Adoption of Bylaws

RESOLVED, that Bylaws in the proposed form prepared by counsel for the corporation and submitted to the directors be and hereby are adopted as the Bylaws of this corporation and that such Bylaws be certified by the Secretary of the corporation and inserted in the minute book.

Directors

RESOLVED, that the number of directors shall be set at three (3) and that the directors named in the Articles of Incorporation shall serve until the first annual meeting of the members of the Association or until their successors have been duly elected and qualified.

Election of Officers

RESOLVED, that the following persons be and hereby are elected to the offices set forth opposite their respective names, to serve until the next annual meeting of the Board of Directors of the corporation and until their successors shall have been duly elected and qualified, or until the earlier death, resignation, removal, or disqualification of such officer:

Tom Budzynski	--	President
Justin Budzynski	--	Vice President
Tiffany Ramey	--	Secretary / Treasurer

Fiscal Year

RESOLVED, that the fiscal year of the corporation shall end on the last day of the month of December.

Delegation of Duties to Master Association

RESOLVED, that the Villa Association shall delegate to Royal Golf Club Master Association, a Minnesota nonprofit corporation (the “Master Association”) responsibility for the maintenance of the yard areas of Villa Home Lots. Such yard area maintenance shall include lawn mowing, landscape maintenance, and snow removal from private sidewalks and driveways serving the Villa Lots.

RESOLVED, that the Villa Association shall delegate to the Master Association the right to oversee, review and regulate all architectural and design matters involving the Villa Home Lots.

Tax Forms

RESOLVED, that the appropriate officers of this corporation be and hereby are authorized and directed to undertake any and all activities necessary to complete and file any appropriate or necessary tax forms with state and federal authorities. All such actions are hereby fully ratified, confirmed and approved.

Management Company

RESOLVED, that the corporation retains Associa Minnesota, 7100 Northland Circle N, Suite 300, Brooklyn Park, Minnesota, 55428, to manage the corporation’s business activities, including, but not limited to, the preparation of the corporation’s budgets and financial statements, the assessment and collection of association dues and other fees which may be payable by members from time to time, the payment of debts owed by the corporation, the preparation of the corporation’s income tax returns, and such other action as may be necessary or appropriate, all as more fully described in that certain Management Agreement dated _____, 2019.

Appointment of Legal Counsel

RESOLVED, that the corporation appoints the firm of Zappia & LeVahn, Ltd. as its initial legal counsel.

Payment of Incorporation Expenses

RESOLVED, that all fees, costs and other expenses incurred in effecting the incorporation and organization of this corporation and the commencement of its business operations be and the same hereby are ordered to be paid as promptly as possible.

Tom Budzynski

Justin Budzynski

Tiffany Ramey