

PEMBROOKE HOMEOWNERS' ASSOCIATION, INC.

CORPORATE RESOLUTION FOR COLLECTIONS POLICY PROCESS THROUGH FORECLOSURE ADOPTED BY THE BOARD OF DIRECTORS FOR PEMBROOKE HOMEOWNERS' ASSOCIATION, INC.

CORPORATE RESOLUTION #001

BE IT RESOLVED, on this 25th day of May 2011, pursuant to a vote of the Board of Directors, that they hereby adopt the following Corporate Resolution for all homeowners in the community regarding the collections process:

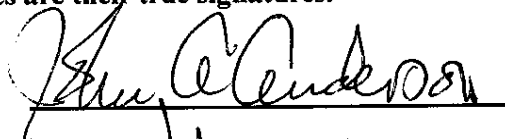
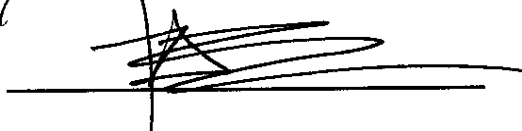
- Any account with a balance of \$ 300.00 or more will be sent an Intent to Lien letter. After the 45-day waiting period, if no payments are made; the account will be forwarded to the Association attorney for a lien to be filed on the account.
- A lien will be filed at the Association attorney's office. After the 45-day waiting period, if no payment has been received, then the Association attorney will automatically send a "threat to foreclose" letter.
- It will be the Board of Directors that will make the final decision to foreclose on the property if the homeowner does not respond to the "threat to foreclose" letter, and bring the balance to a current status. However, if the homeowner wishes to enter into a payment plan with the Association but does not adhere to the payment plan, then the entire balance will become due within 60 days and if full payment is not paid within the 60 day period, the Association attorney may be instructed to file suit to foreclose against the homeowner.

I, Daniel Rodriguez, Secretary of Pembroke Homeowners' Association, Inc. certify that the foregoing is a true and correct copy of the Corporate Resolution adopted at a regular meeting of the Board of Directors held on May 25, 2011, which meeting was called after due notice was given or waived, and at which meeting a quorum was present and that such Corporate Resolution remains in full force and effect. I, Daniel Rodriguez, as Secretary of the Association certify that a copy of this Corporate Resolution will be mailed to each homeowner in the community by _____, 2011.

I also certify that as of this date, the following persons are Directors of this Association, that they were present at the above referenced meeting and that the signatures set forth opposite their names are their true signatures.

JOHN ANDERSON
President

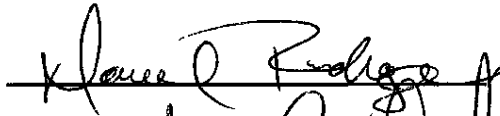
TRISHA A. ECKOFF
Vice President


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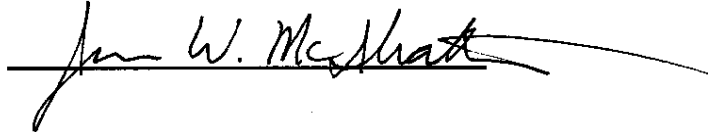
DANIEL RODRIGUEZ
Secretary



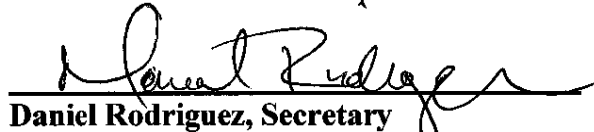
AL DELIO
Treasurer



JAMES MCILRATH
Director



Witness my hand this 25 day of May 2011. A true and correct copy of this Corporate Resolution shall be delivered to each homeowner of record for Pembroke Homeowners' Association, Inc.


Daniel Rodriguez, Secretary
Pembroke Homeowners' Association, Inc.