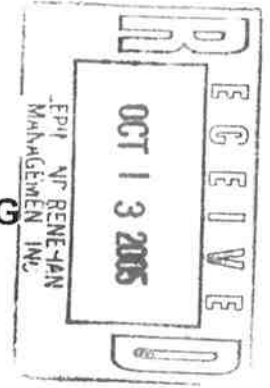


HAND DELIVERED



**WARNER RANCH 4 HOMEOWNERS ASSOCIATION
ACTION BY UNANIMOUS CONSENT IN LIEU OF A MEETING
OCTOBER 2005**

RESOLVED: To increase the annual assessment by the maximum as allowed in the CC&Rs to \$1,323.00 per lot.

RESOLVED: To approve the attached budget at a reduced annual fee of \$474.00 per lot for a total of 332 lots. The assessment is to be collected in semi-annual increments of \$237.00 each in accordance with the legal documents.

RESOLVED: To designate Reserve Interest to Granite/common area reserves at year end.

RESOLVED: To designate \$18,750.00 of cash on hand at year end as follows:

\$5,000.00 to Landscape – Irrigation
\$5,000.00 to Landscape - Trees
\$11,000.00 to Painting/Structural

RESOLVED: To approve the narrative to accompany the Budget.

RESOLVED: To reaffirm the Assessment Collection Policy.

RESOLVED: To reaffirm the following Payment Plan Resolutions:

Payments made without benefit of a properly executed payment plan will not be construed as a payment plan and collection activity will be pursued in accordance with the Assessment Collection Policy.

Any payment plan which will bring the delinquent balance current within six months or less is automatically approved without review by the Board of Directors, provided the owners complete the Payment Plan Request and Agreement in its entirety and return it to the management company with the initial payment.

Until the Payment Plan Request and Agreement is completed in its entirety and returned to the management company with the initial payment, assessment collection will proceed according to the published Assessment Collection Policy.

If payment is not received as agreed upon in the Payment Plan Request and Agreement, action to collect delinquent assessments will resume immediately

in accordance with the published Assessment Collection Policy without notice to the delinquent owners.

Late fees as provided in the Assessment Collection Policy will not be charged during the term of the payment plan if payments are received in accordance with the payment plan request and agreement.

Verbal commitments from homeowners will not result in a suspension of collection activities.

RESOLVED: To reaffirm all other existing accounting policies and procedures, which will remain in effect until changed by the Board of Directors at a later date.

K. Michael Gehring, Treasurer
Signature

9/30/2005
Date

[Signature]
Signature

10/3/05
Date

[Signature]
Signature

10/3/05
Date

[Signature]
Signature

10/8/05
Date

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Signature

10/8/05
Date

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10/12/05
Date

Signature

Date