



BOARD OF DIRECTORS RESOLUTION TO RECORD NOTICE OF DEFAULT

California Civil Code § 5705

Association: _____

Property Address: _____

APN #: _____

WHEREAS, the Board of Directors (“Board”) of the Association has found the Owner of the Property delinquent in paying the Association’s regular and/or special assessments and has a delinquent balance owing in assessments, late charges and interest and is _____ months delinquent in making their payments.

WHEREAS, the Board is resolving, in compliance with the Association’s current collection policy, to initiate foreclosure of the delinquent assessment lien (“Lien”) that has been validly recorded against the Property as a result of the Owner’s non-payment of the Delinquent Amount referenced above.

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code § 5705:

- (1) The Board itself has voted on the subject of this Resolution and did not delegate voting to any agent of the Association or other person;
- (2) The vote referenced herein occurred in an executive session of the Board at which quorum was present, consisting of _____ out of _____ Board Members;
- (3) A majority of those Board Members present constituting a quorum has voted in favor of initiating foreclosure of the Lien through recording a “Notice of Default & Election to Sell” against the Property;
- (4) The vote occurred at least thirty (30) days prior to any public sale. The total votes cast were: _____, with _____ votes cast in favor and _____ votes opposed.
- (5) A copy of this Resolution and/or its contents have been attached and made part of the Board’s meeting minutes.

IT IS HEREBY RESOLVED, that the Board has adopted this Resolution and that it is signed below by a Member of the Board vested with the authority to do so.

Dated: _____

Signed: _____

By: _____

Title: _____