

**UNANIMOUS CONSENT TO
ACTION BY THE BOARD OF DIRECTORS**

Verandah Community Association, Inc.
C/O Evergreen Lifestyles Management
11571 Verandah Blvd.
Fort Myers, FL 33905

The undersigned, constituting all of the members of the Board of Directors of Verandah Community Association, Inc. hereby take the following actions in writing and without a meeting.

RESOLVED, that the Board of Directors hereby approves the reduction of the Capital Contribution for all new sales and resales from \$2,000 to \$500.00 effective February 23, 2017.

8.10 Capitalization of Association.

Upon acquisition of record title to a Unit by the first Owner thereof other than a Builder or Declarant and upon each subsequent transfer or conveyance of any type whatsoever, a contribution should be made by or on behalf of the purchaser to the reserves of the Association in an amount established by resolution of the Board of Directors. This amount shall be in addition to, not in lieu of, the annual Base Assessment and shall not be considered an advance payment of such assessment. This amount shall be paid to the Association by separate check upon the closing or other settlement of the transfer or conveyance of the Unit. Any unpaid capitalization assessment shall constitute a lien in favor of the Association against the Unit as provided in this Article.

Notwithstanding, the foregoing, a capitalization assessment shall not be levied in the following instances:

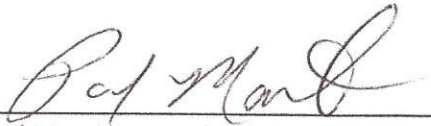
(a). Conveyance of a Unit by an Owner to a trust, partnership, corporation, or other entity so long as such entity is and remains wholly-owned by the Owner or by such Owner and the Owner's spouse and/or children; provided, however, if the immediately preceding conveyance of the Unit was exempted from payment of the capitalization assessment;

(B). Conveyance of a Unit by an Owner or such Owner's estate to the Owner's spouse and/or children; provided, however, if the immediately preceding conveyance of the Unit was exempted from payment of the capitalization assessment pursuant to this subsection, then this subsection shall not apply and the Unit shall be subject to the capitalization assessment; and

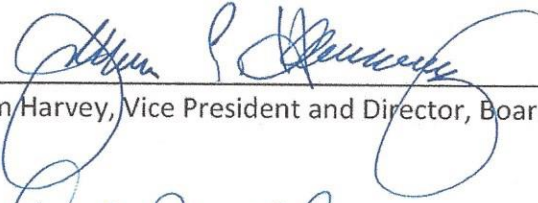
(c). Conveyance of an undivided interest in a Unit by the Owner thereof to any then existing co-Owner(s) of such Unit.

FURTHER RESOLVED, that the Board of Directors hereby instructs the managing agent (Evergreen Lifestyles Management) to notify all Owners of the implementation of the change in the Capital Contribution effective as of February 23, 2017.

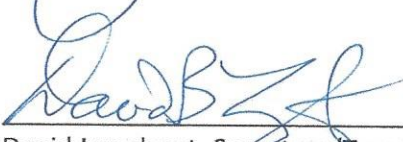
IN WITNESS WHEREOF, the undersigned have executed this consent as of this 23 day of February, 2017.



Paul Martin, President and Director, Board of Directors



Jim Harvey, Vice President and Director, Board of Directors



David Langhout, Secretary/Treasurer and Director, Board of Directors



Gary Dittman, Director, Board of Directors