



11918054

DOBSON BAY CLUB HOMEOWNERS ASSOCIATION
an Arizona non-profit corporation

WRITTEN CONSENT TO ACTION
BY THE DECLARANT
WITHOUT A MEETING

The undersigned, being the Declarant (the "Declarant") under that certain Second Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Dobson Bay Club Condominium, recorded in the Office of the County Recorder of Maricopa County, Arizona, and all amendment thereto (the "Declaration"), does hereby consent to the adoption of the following recitals and resolutions pursuant to the Bylaws (the "Bylaws") of Dobson Bay Club Homeowners Association, an Arizona non-profit corporation (the "Association"):

I. Appointment of Directors

WHEREAS, the undersigned became the Declarant of the Dobson Bay Club Condominium (the "Condominium") under the Declaration as of the date hereof pursuant to that certain Agreement to Purchase Real Estate and Rider to Agreement to Purchase Real Estate, by and between the undersigned and NCB Development II LLC, an Illinois limited liability company ("Seller"), both dated as of June __, 2011, and that certain Assignment of Declarant's Rights under Second Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Dobson Bay Club Condominium, dated and recorded with the County Recorder of Maricopa County, Arizona as of the date hereof (the "Assignment"); and

WHEREAS, under the Declaration, the Condominium remains in the Period of Declarant Control, giving the Declarant the right to appoint and remove the members of the board of directors of the Association (the "Board of Directors") according to the Bylaws; and

WHEREAS, all of the current members of the Board of Directors have tendered their resignation effective immediately.

NOW, THEREFORE, BE IT RESOLVED, that the Declarant, on behalf of the Association, does hereby accept the resignation of all of the current members of the Board of Directors effective immediately and hereby removes any and all other directors of the Association effective immediately; and

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ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

FURTHER RESOLVED, that the following person is hereby elected as the director of the Association to serve as director of the Association until his respective successors are duly qualified and elected or until his earlier death, resignation or removal:

Mark A. Breakell

II. Appointment of Officers

WHEREAS, under the Declaration, the Condominium remains in the Period of Declarant Control, giving the Declarant the right to appoint and remove the officers of the Association according to the Bylaws; and

WHEREAS, all of the current officers of the Association have tendered their resignation as officers effective immediately;

NOW, THEREFORE, BE IT RESOLVED, that the Declarant, on behalf of the Association, does hereby accept the resignation of all of the current officers of the Association effective immediately and hereby removes any and all other officers of the Association effective immediately;

FURTHER RESOLVED, that the following persons be, and hereby are, appointed as officers of the Association, to serve in such capacity until their successors shall have been duly elected and qualified or until their earlier resignation, death or removal:

<u>Name</u>	<u>Positions</u>
Mark A. Breakell	President and Treasurer
Robert Stenhouse	Vice-President and Secretary

FURTHER RESOLVED, that any officer who is elected or appointed from time to time by the Declarant and whose duties are not specified in the Bylaws shall perform such duties and have such powers as may from time to time be prescribed by the Declarant.

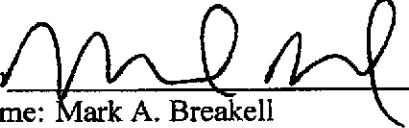
This consent shall be filed with the minutes of the Association.

**[Remainder of page intentionally left blank.
Signature page to follow.]**

Dated: July 20, 2011

**ADVANTAGE DOBSON BAY, LLLP, an
Arizona limited liability limited partnership**

By: Advantage South Corp USA,
an Arizona corporation
Its: General Partner

By: 
Name: Mark A. Breakell
Its: President

Being the Declarant of the Condominium

*[SIGNATURE PAGE TO DECLARANT WRITTEN CONSENT
APPOINTING DIRECTORS AND OFFICERS OF THE ASSOCIATION]*



August 5, 2011

Arizona Corporation Commission
Annual Report – Corporate Division
1300 W. Washington
Phoenix, AZ 85007

Re: Dobson Bay Club Homeowners Association
File #1191865-4

Attached is a Written Consent to Action appointing Mark A. Breakell director, Mark A. Breakell president and treasurer and Robert Stenhouse vice-president and secretary of Dobson Bay Club Homeowners Association as of July 20, 2011.

Please use the following address for each officer and director:

c/o Rossmar & Graham
9362 E. Raintree Dr.
Scottsdale, AZ 85260

Sincerely,

Mark A. Breakell
President, Dobson Bay Club

Scottsdale - Corporate: 9362 E. Raintree Drive, Scottsdale, AZ 85260
Mesa - Branch: 1801 S. Extension Road, Suite 124, Mesa, AZ 85210
Peoria - Branch: 15396 N. 83rd Avenue, Bldg. B, Suite 101, Peoria, AZ 85381
Tucson - Branch: 2120 W. Ina Road, Suite 103-B, Tucson, AZ 85741

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