

NOT FOR PROFIT

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ARTICLES OF INCORPORATION

OF

THE CONTINENTAL VIEW ESTATES HOMEOWNERS' ASSOCIATION

THE UNDERSIGNED PERSONS, acting as incorporators of a corporation under the Colorado Non-Profit Corporation Act, Colo. Rev. Stat. Ann., 1973, and as amended 720-729, et seq., sign and acknowledge the following Articles of Incorporation.

ARTICLE I

The name of the Corporation is THE CONTINENTAL VIEW ESTATES HOMEOWNERS' ASSOCIATION, hereinafter referred to as "the Corporation".

ARTICLE II

The period of duration of this Corporation shall be perpetual.

ARTICLE III

The purposes for which the Corporation is organized are as follows:

- (a) To manage, maintain, repair, and administer the common areas of property within the jurisdiction of the Corporation.
- (b) To do everything necessary, proper, advisable, or convenient for the accomplishment of the purposes hereinabove set forth; to do all other things granted by the Declaration of Covenants, Conditions, and Restrictions of Continental View Estates, Louisville, Colorado; and to do all things incidental thereto or connected therewith which are not forbidden by the Non-Profit Corporation Act of the State of Colorado, and other applicable laws of the State of Colorado, or by these Articles of Incorporation.

ARTICLE IV

In furtherance of the purposes set forth in Article III of these Articles of Incorporation:

- (a) The Corporation shall have and may exercise all of the rights, powers, and privileges now or hereafter conferred upon non-profit corporations organized under and pursuant to the laws of the State of Colorado, including, but not limited to, the power to enter into general partnerships, limited partnerships, (whether the corporation be a limited or general partner), joint ventures, syndicates, pools, associations, and other arrangements for carrying on one or more of the purposes set forth in Article III of these Articles of Incorporation, jointly or in common with others.

ARTICLE V

Members in this Corporation shall at all times be limited to owners of the lots located in Continental View Estates in Boulder County, Colorado; to-wit:

- Lots 1 thru 42, Replat of CONTINENTAL VIEW ESTATES, recorded as Plan File P7, F4, No.9, and
- Lots 1 thru 5, Block 1; Lots 1 thru 3, Block 2; Lots 1 and 2, Block 3; Lots 1 thru 6, Block 4; Lots 1 thru 4, Block 5; Lots 1 thru 3, Block 6; Lots 1 thru 7, Block 7, Replat of Tracts C and D, CONTINENTAL VIEW ESTATES, Amended Plat, recorded as Plan File R.7-4-10, County of Boulder, State of Colorado;

In the event that a member of the Corporation ceases to be such an owner, then such shall constitute automatic resignation as a member, a director, and/or officer of the Corporation.

Members of the Corporation shall have such other qualifications and such rights as may be set forth in the Corporation's Bylaws.

ARTICLE VI

The Corporation shall have no shareholders, is not organized for profit, and no part of the net earnings of the Corporation shall inure to the benefit of any private member of individual or other business entity. In the event of liquidation or dissolution of the Corporation, whether voluntary or involuntary, no member shall be entitled to any distribution or diversion of

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its remaining property or its proceeds, and the balance of all money and other property received by the Corporation from any source, after payment of all debts and obligations of the Corporation, shall be used or distributed exclusively for purposes within those set forth in the certificate and within the intent of Section 501(c) of the Internal Revenue Code of 1954, as amended, and its regulations as the same now exist or as they may be hereinafter amended from time to time.

ARTICLE VII

The affairs of the Corporation shall be managed by a Board of Directors consisting of at least three (3) members. The number of directors shall be fixed in the Corporation Bylaws. The directors shall be selected by the members of the Corporation for the membership and in the manner provided for in the Corporate Bylaws. The directors of the Corporation must, at all times, be members of the Corporation or approved by the board of directors.

The names and addresses of the persons who shall constitute the initial board of directors and to serve as the initial board of directors until their successors are duly elected and qualified, are as follows:

Dennis Knowlton 955 West Plum Circle
Louisville, CO 80027

John Priebe 1823 West Barberrry Court
Louisville, CO 80027

Ann Goldfarb 1827 West Chokecherry Drive
Louisville, CO 80027

ARTICLE VIII

Instruments of conveyance and/or encumbrance when made in the course of carrying out the objectives and purposes of the Corporation, shall be authorized by a one hundred percent (100%) vote of all directors executed by the president and attested by the secretary.

ARTICLE IX

The board of directors shall have the power to adopt such prudential Bylaws and to alter the same as it may from time to time be deemed proper for management of the affairs of the Corporation, so long as they are not inconsistent with the Colorado statutes or provisions of these Articles of Incorporation.

ARTICLE X

The address of the initial registered office of the Corporation shall be 25 Manhattan Drive Boulder, Colorado 80302, and the name of the initial registered agent of the Corporation at such address is William S. Pitts.

ARTICLE XI

The Corporation reserves the right to amend, alter, change, repeal or revise any provision contained herein, or add any provision hereto, as to its Articles of Incorporation from time to time in any manner now or hereafter prescribed or permitted by and according to the laws of the State of Colorado.

ARTICLE XII

The names and addresses of the incorporators of the Corporation are as follows:

Dennis Knowlton 955 West Plum Circle
Louisville, Co. 80027

John Priebe 1823 West Barberrry Court
Louisville, Co. 80027

Ann Goldfarb 1827 West Chokecherry Drive
Louisville, Co. 80027

IN WITNESS WHEREOF, we the undersigned, being all of the incorporators designated in Article XII of the annexed and foregoing Articles of Incorporation, have executed these Articles as of this 29 day of January, 1932.

[Signature]
[Signature]
[Signature]

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

I, [Signature], a notary public, hereby certify that Dennis Knowlton, John Priebe, and Ann Goldfarb known to me to be the persons whose names are subscribed to the annexed and foregoing Articles of Incorporation, appeared before me this day in person, and each being by me first duly sworn, acknowledged and declared that he signed said Articles as his free and voluntary act and deed for the uses and purposes therein set forth and that the statements made therein are true.

Witness my hand and official seal this 29 day of Jan. 1932.
My commission expires April 12, 1935.

[Signature]
Notary Public
Room 301
State Capitol
Denver, Colorado
80203