

NOT FOR PROFIT

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ARTICLES OF INCORPORATION

OF

CORNER CHURCH CONDOMINIUM ASSOCIATION

The undersigned incorporator does hereby execute the following Articles of Incorporation under the provisions of the Colorado Non-Profit Corporation Act, as follows:

ARTICLE I

Name

The name of the corporation is CORNER CHURCH CONDOMINIUM ASSOCIATION (hereinafter referred to as "Association").

ARTICLE II

Duration

The Association shall have perpetual duration.

ARTICLE III

Purposes and Powers of the Association

The Association does not contemplate pecuniary gain or profit to the members thereof, and the purposes for which it is formed are to promote the health, safety and welfare of the condominium unit owners of Corner Church Condominium Association, and to provide for the maintenance, preservation, replacement and general management and control of such properties as are subject to the Declaration referenced below and for these purposes to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Condominium Declaration for Corner Church Condominiums and any supplemental declarations provided thereunder (all hereinafter called the "Declaration") applicable to such properties and recorded or to be recorded in the office of the Clerk and Recorder of Larimer County, and as the same may be amended from time to time as therein provided;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses in connection therewith and all office

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and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or government charges levied or imposed against the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate and maintain real and personal property;

(d) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Colorado Non-Profit Corporation Act, as the same may now or, as amended, hereafter provide.

ARTICLE IV

Membership and Voting

Every person or entity who is a record owner of a fee, or undivided fee, interest in any condominium unit, as defined in the Declaration, which is subject to such Declaration, shall be a member of the Association and entitled to one vote for each such condominium unit owned; provided:

(a) That any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member;

(b) That an officer, director or nominee of Stanley L. Klemetson or his designated representatives shall be a member of the Association and entitled to three votes for each condominium unit which he owns which is subject to said Declaration; provided, that at such time as Stanley L. Klemetson is not the owner of two or more of the units subject to such Declaration, Stanley L. Klemetson shall thereafter have one vote for each condominium unit which he owns;

(c) In the event that any unit is owned by two or more persons or entities, whether by joint tenancy, tenancy in common, or otherwise, there shall only be one vote per unit and the several owners of any one unit must designate to the Association in writing which of the co-owners, or in the event of a corporation or other such association which of its representatives, shall be entitled to vote.

ARTICLE V

Registered Office

The initial registered office of the Association is 2936

Cortez, City of Fort Collins, County of Larimer, State of Colorado 80525, and the name of the initial registered agent at such address is STANLEY L. KLEMETSON.

ARTICLE VI

Board of Directors

The number of directors constituting the initial Board of Directors of the Association is two (2) and the names and addresses of the persons who are to serve as the initial directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
STANLEY L. KLEMETSON	2906 Cortez, Fort Collins Colorado 80525
MARGARET ELLEN KLEMETSON	2906 Cortez, Fort Collins Colorado 80525

ARTICLE VII

Incorporator

The name and address of the incorporator is as follows:

<u>NAME</u>	<u>ADDRESS</u>
STANLEY L. KLEMETSON	2906 Cortez, Fort Collins Colorado 80525

Executed this 20th day of October, 1980.

Stanley L. Klemetson
Stanley L. Klemetson

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The above and foregoing instrument was acknowledged before me this 20th day of October, 1980, by Stanley L. Klemetson.

Witness my hand and official seal.

My commission expires January 9, 1983.

James R. Kern
Notary Public