

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF DOCUMENT FILED

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Articles of Incorporation

with Document # 20031105343 of
GHOST RIVER RANCH PROPERTY OWNERS ASSOCIATION

Colorado Nonprofit Corporation

(Entity ID # 20031105343)

consisting of 3 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/14/2022 that have been posted, and by documents delivered to this office electronically through 02/15/2022 @ 16:35:52.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/15/2022 @ 16:35:52 in accordance with applicable law. This certificate is assigned Confirmation Number 13797689.



Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

NONPROFIT

ARTICLES OF INCORPORATION
OF
GHOST RIVER RANCH
PROPERTY OWNERS ASSOCIATION

20031105343 C
\$ 50.00
SECRETARY OF STATE
04-03-2003 13:05:49

In compliance with the requirements of the Colorado Non-Profit Corporation Act, the undersigned, all of whom are residents of the State of Colorado and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

Article 1. The name of the corporation is Ghost River Ranch Property Owners Association, hereafter called the "Association."

Article 2. The principal office and initial registered office of the Association is located at 7514 ✓
Bell Drive, Colorado Springs, Colorado 80920. The mailing address is PO Box 62052, Colorado Springs, ✓
Colorado 80962-2052. The name of the initial registered agent at such office is Steve Melwick. By my
signature I am consenting to be the registered agent: Steve Melwick

Article 3. The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed is to provide an owners association for the maintenance and preservation of the roadways and common areas of Ghost River Ranch, and to promote the health, safety and welfare of the owners of Parcels on the above described property, and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- a. Exercise all the powers and privileges and perform all the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the office of the Clerk and Recorder of Pueblo and Huerfano Counties, Colorado, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.
- 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 incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- c. Acquire, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- d. Borrow money, and with the assent of two-thirds (66 2/3) of the members, mortgage, pledge, deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- e. Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless any instrument has been signed by two-thirds of the members, agreeing to such dedication, sale or transfer;
- f. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidations or annexation, shall have the assent of two-thirds of the members;
- g. Have and exercise any and all rights and privileges which a corporation organized under the Non-Profit Corporation law of the State of Colorado by law may now or hereafter have



or exercise.

Article 4. The following shall be members of the Association:

a. Every person or entity who is a record owner of a fee or undivided fee interest in any Parcel which is subject by covenants of record to assessment by the Association, including contract sellers, shall be members of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Parcel which is subject to assessment by the Association. A transfer of membership, including all rights of an Owner with respect to the Common Area, shall occur automatically upon the transfer of title to the Parcel to which the membership pertains. Ownership of a Parcel shall be the sole qualification of membership. The annexation of additional properties shall automatically thereupon increase the membership of the Association accordingly.

Article 5. The Association shall have two classes of voting members:

a. Class A members shall be all Owners who shall be entitled to one vote for each Parcel owned. When more than one person holds an interest in any Parcel, all such persons shall be members. The vote for such Parcel shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Parcel.

b. Class B members shall be the Declarant who shall be entitled to three (3) votes for each Parcel owned or contemplated to be created and annexed hereto and to the Association pursuant to the Declaration. The Class B membership shall cease and be converted to Class A membership when the number of votes in each class are equal.

Article 6. The affairs of this Association shall be managed by a Board of three Directors. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Steve Melvick	7514 Bell Drive Colorado Springs, Colorado 80920
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Robert L. Smith	75 Riverside Drive Silverthorne, Colorado 80498
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Nanette F. Smith	75 Riverside Drive Silverthorne, Colorado 80498
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Article 7. The Association may be dissolved with the assent in writing of not less than two-thirds (66 2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

Article 8. The corporation shall exist perpetually.


Article 9. Amendments of these Articles shall require the assent to two-thirds (66 2/3) of the membership.

Article 10. The Association is formed under the Colorado Nonprofit Corporation Act, and not for pecuniary profit or financial gain. The Association is organized and operated to provide for the acquisition, construction, management, maintenance, and care of property of the Association and is intended to qualify as a "Homeowners Association" as defined in subsection (c) of Section 528 of the

Internal Revenue Code. The Association shall receive only such income and make only such expenditures as will enable it to maintain that status under IRC Section 528 or any comparable provision of the Code. No part of the assets or income of the Association shall be distributable to or inure to the benefit of the members, directors, or officers of the Association except to the extent permitted by the Colorado Nonprofit Corporation Act and IRC Section 528 or comparable provision.

Dated this 30 day of January, 2003.

Incorporator:



Alan F. Barton, Esq. (5678)
P.O. Box 4601
Frisco, Colorado 80443
970.390.3470