

ARTICLES OF INCORPORATION  
OF  
GLEN RIDGE SQUARE CONDOMINIUM ASSOCIATION

We, the undersigned, being natural persons of the age of twenty-one years or more, acting as incorporators for the purpose of forming a non-profit corporation pursuant to the Colorado Non-Profit Corporation Act, 31-24-1, Colo. Rev. Stats., 1963, as amended, associate ourselves together and make and adopt and sign and acknowledge the following Articles of Incorporation:

ARTICLE 1

Name

The name of the corporation shall be:  
GLEN RIDGE SQUARE CONDOMINIUM ASSOCIATION, and will hereinafter be referred to as the "Association."

ARTICLE 2

Duration

The Association shall have perpetual existence, unless sooner terminated pursuant to law.

ARTICLE 3

Purposes

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific business objects and purposes for which the Association is formed are as follows:

- (a) To be and constitute the Association to which reference is made in the Condominium Declaration of Glen Ridge Square, recorded in the office of the County Clerk and Recorder of the County of Adams, State of Colorado, relating to a condominium ownership project herein sometimes referred to

as the "Condominium Project" in Adams County, Colorado, and to perform all obligations and duties of the Association and to exercise all rights and powers of the Association as specified therein.

(b) To provide an entity for the furtherance of the interests of the owners of condominium units in the Condominium.

#### ARTICLE 4

##### Powers

In furtherance of its purposes, but not otherwise, the Association shall have the following powers:

(a) All of the powers conferred upon non-profit corporations by the common law and by the statutes of the State of Colorado in effect from time to time.

(b) All the powers necessary or desirable to perform the obligations and duties and exercise the rights and powers of the Association under the above-referenced Declaration, including without limitation the following powers:

1. To fix, levy, collect, and enforce assessments against members for the purpose of defraying the costs, expenses, and any losses of the Association, or of exercising its powers or performing its functions, and 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.
2. To manage, control, operate, maintain, repair, and improve common elements, within the Condominium Project.
3. To enforce covenants, restrictions or conditions affecting any property to the extent this Association may be authorized under any such covenants, restrictions

or conditions, and to make and enforce rules and regulations for use of property in the condominium project.

4. To engage in activities which will actually foster, promote, and advance the condominium ownership interest of owners of condominium units within the Condominium Project.

5. To buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal with and in real, personal, and mixed property of all kinds, and any right or interest therein, for any purpose of the Association.

6. To borrow money for any purpose of the Association, limited in amount or in other respects, as may be provided in the By-Laws of the Association.

7. To enter into, make, perform, or enforce contracts of every kind and description and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any person, firm, association, corporation, or other entity or agency, public or private.

8. To act as agent, trustee, or other representative of other corporations, firms and individuals, and as such to advance the business or ownership interest of such corporations, firms or individuals.

9. To adopt, alter and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Association, provided, however, that such By-Laws may not be inconsistent with or contrary to the provisions of the above-referenced Condominium Declaration.

10. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law, and the powers specified in each of the paragraphs of this Article 4 are independent powers not to be restricted by reference to or inference from the terms of any other paragraph or provisions of this Article 4.

#### ARTICLE 5

##### Membership

The Association shall be a membership Association without certificates or shares of stock. There shall be one class of membership. On all matters put to a vote of the membership each unit shall have one vote and that vote shall be weighed in accordance with the percentage of ownership of the common elements attributable to each condominium unit as set forth in the Declaration.

A membership in the Association and the interest of members in the assets of the Association shall not be assigned, encumbered, or transferred in any manner, except as appurtenant to the transfer or title to the condominium unit to which the membership pertains, provided, however, that the rights of membership may be assigned to the holder of a mortgage, deed of trust, or other security instrument on a condominium unit as further security for a loan secured by a lien on such condominium unit.

A transfer of membership shall occur automatically upon the transfer of title to the condominium unit to which the membership pertains; provided, however, that the By-Laws of the Association may contain reasonable provisions and requirements with respect to recording such transfers on the books and records of the Association.

The Association may suspend the voting rights of a member for failure to comply with rules and regulations or the By-Laws of the Association, or with any other obligations of the owners of the condominium unit under the above-referenced Condominium Declaration, or agreement created thereunder.

The By-Laws may contain provisions, not inconsistent with the foregoing, setting forth the rights, privileges, duties, and responsibilities of the members.

#### ARTICLE 6

##### Board of Managers

The business and affairs of the Association shall be conducted, managed and controlled by a Board of Managers.

The Board of Managers shall consist of not less than three nor more than ten members, the specific number to be set forth from time to time in the By-Laws of the Association. In the absence of any provisions in the By-Laws, the board shall consist of three members.

Members of the Board of Managers shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Cumulative voting in the election of managers shall be permitted.

Until 75% of the condominium units provided for in the Declaration shall have been conveyed by Declarant, or until December 31, 1973, whichever date is later, Declarant shall have the sole right at its option to elect the board of managers.

Managers may be removed and vacancies in the Board of Managers shall be filled in the manner to be provided in the By-Laws.

The names and addresses of the members of the first Board of Managers who shall serve until the first election of managers by the members, and until their successors are duly elected and qualified are as follows:

Sol Dichter, 456 S. Ironton, #404, Aurora, Colo. 80012

Stephen Boruchin, 456 S. Ironton, #404, Aurora, Colo. 80012

Rik Fulscher, 2715 S. Locust, Denver, Colo. 80222

Any vacancies in the Board of Managers occurring before the first election of managers by members shall be filled by appointment by the remaining managers.

#### ARTICLE 7

##### Officers

The Board of Managers shall elect a president, one or more vice presidents, a secretary, a treasurer, and such other officers as the board believes will be in the best interest of the Association. The officers shall have such duties as may be prescribed in the By-Laws of the Association and shall serve at the pleasure of the Board of Managers.

#### ARTICLE 8

##### Conveyances and Encumbrances

Association property may be conveyed or encumbered by authority of the Board of Managers on such person or persons to whom such authority may be delegated by resolution of the board. Conveyances or encumbrances shall be by instrument executed by the president or vice president, and by the secretary or the treasurer, or executed by such other person or persons to whom such authority may be delegated by the board.

#### ARTICLE 9

##### Initial Registered Office and Agent

The initial registered office of the Association shall be:

2715 S. Locust, Denver, Colo. 80222

The initial registered agent at such office shall be:

Rik Fulscher

# STATE OF COLORADO

DEPARTMENT OF  
STATE



NONPROFIT  
CERTIFICATE OF  
AMENDMENT

*I, Byron A. Anderson,*

*Secretary of State of the State of Colorado, hereby certify that duplicate originals of Articles of Amendment to the Articles of Incorporation of*

*-----Glen Ridge Square Condominium Association-----*

*duly signed and acknowledged pursuant to the provisions of the Colorado Nonprofit Corporation Act, have been received in this office and are found to conform to law.*

*Accordingly the undersigned, as Secretary of State, and by virtue of the authority vested in me by law, hereby issues this Certificate of Amendment and attaches hereto a duplicate original of the Articles of Amendment.*

*Dated this --Twenty-Eighth-- day of ----February-----, A. D. 19 73*

*Byron A. Anderson*  
SECRETARY OF STATE

*Francis J. Connolly*  
DEPUTY

ARTICLE 10

Incorporators

The incorporators of this Association and their addresses are as follows:

Sol Dichter, 456 S. Ironton, #404, Aurora, Colo. 80012

Stephen Boruchin, 456 S. Ironton, #404, Aurora, Colo. 80012

Rik Fulscher, 2715 S. Locust, Denver, Colo. 80222

ARTICLE 11

Dissolution

In the event of the dissolution of the Association, either voluntarily by the members hereof, by operation of law, or otherwise, the assets of the Association shall be deemed to be owned by the members in proportion to each member's ownership of the general common elements of the Condominium Project.

ARTICLE 12

Amendments

Amendments to these Articles of Incorporation shall be adopted, if at all, in the manner set forth in 31-24-1, et seq., Colo. Rev. Stats., 1963, as amended, provided, however, that no amendments to the Articles of Incorporation shall be contrary to or inconsistent with any provisions of the above-referenced Condominium Declaration.

Executed this 22nd day of February, 1973.

Rik Fulscher  
Stephen Boruchin  
Sol Dichter

STATE OF COLORADO )  
CITY AND ) ss.  
COUNTY OF DENVER )

Subscribed and sworn to before me this 22nd day of February, 1973.

Dorise J. [Signature]  
Notary Public

My Commission Expires: My Commission expires Oct. 23, 1975



ARTICLES OF AMENDMENT  
to the  
ARTICLES OF INCORPORATION

Pursuant to the provisions of the Colorado Nonprofit Corporation Act, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

FIRST: The name of the corporation is Glen Ridge Square Condominium Association

SECOND: The following amendment of the Articles of Incorporation was adopted on the 27th day of February 19 73, in the manner prescribed by the Colorado Nonprofit Corporation Act, according to the procedure marked with an X below: a quorum of members was present at such meeting, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.

X such amendment was adopted by a consent in writing signed by all members entitled to vote with respect thereto.

there are no members, or no members entitled to vote thereon, such amendment received the vote of a majority of the directors in office.

The Fourth Paragraph of Article 6 of the Articles of Incorporation is amended to read as follows:

Until 95% of the condominium units provided for in the Declaration shall have been conveyed by Declarant, or until December 31, 1973, whichever date is later, Declarant shall have the sole right, at its option, to elect the Board of Managers.

Sol Dichter  
Its President

Jesse N. Lipschuetz  
Its Secretary

STATE OF COLORADO  
COUNTY OF ADAMS ss.

The foregoing instrument was acknowledged before me this 27th day of February 19 73, by Sol Dichter, President, and Jesse N. Lipschuetz, Assistant Secretary, Glen Ridge Square Condominium Association (insert names of the officers, as signed above, titles, and name of the corporation)

In witness whereof I have hereunto set my hand and seal.

My commission expires July 28, 1974

Norman J. ...  
Notary Public

Note: Fee \$5.00

Submit the original typed & first carbon copy, or two xerox copies both having original signatures & acknowledgments

If this is a change of name amendment the name to be typed in FIRST and the acknowledgment will be the corporate name before this amendment is filed.

This form is not acceptable with ATTACHMENTS or TYPING ON REVERSE SIDE. If there is not adequate space. Form D2 may be used as a pattern or guide. Please use legal or letter size typing paper. Type on one side only.