

ARTICLES OF INCORPORATION FILED

OF

THE OAKS CONDOMINIUM HOMEOWNERS ASSOCIATION

27 DEC '78

The undersigned person, acting as Incorporator for the corporation under the Colorado Nonprofit Corporation Act, signs and acknowledges the following Articles of Incorporation for such corporation.

STATE OF COLORADO  
INCORPORATED IN THE

ARTICLE I

The name of the Corporation is: THE OAKS CONDOMINIUM HOMEOWNERS ASSOCIATION

ARTICLE II

The period of duration of the Corporation is perpetual.

ARTICLE III

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

(a) To govern, on a non-profit basis, the condominium project situated in the County of Jefferson, State of Colorado, described in the Declaration for The Oaks Condominiums and any property submitted thereto by supplement or otherwise under the provisions of the Condominium Ownership Act of the State of Colorado and as is provided in the Condominium Declaration.

(b) To purchase or otherwise acquire, and own, hold, manage, develop, maintain, rehabilitate, improve and sell, lease, exchange, encumber or otherwise dispose of and deal in real property, whether improved or unimproved, and any interest therein, of every kind and description, whether in connection with or incident or related to the foregoing purposes.

(c) To purchase or otherwise acquire, and own, hold, manage, maintain, rehabilitate, improve, develop and sell, lease, exchange, encumber or otherwise dispose of and deal in personal property in connection with or incident or related to the foregoing purposes.

(d) To do everything necessary, proper, advisable, or convenient for the accomplishment of the purposes hereinabove set forth, and to do all other things incidental thereto or connected therewith which are not forbidden by the non-profit corporation laws of the State of Colorado, by any other law, 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.

(b) In addition, the Corporation may do everything necessary, suitable or proper for the accomplishment or furtherance of any of its corporate purposes.

#### ARTICLE V

The Corporation shall have the following two classes of voting membership as follows:

(a) Class A. Class A members shall be all the owners of condominium units, other than the Declarant of said condominiums declaration, and Class A members shall have voting rights based upon the percentage of the undivided interest of each condominium unit owner in the general common elements. Except as may be provided in the Association By-Laws, an owner of an undivided percentage interest in a condominium unit shall be entitled to a vote equal to his fractional ownership interest in such unit. Cumulative voting is prohibited.

(b) Class B. The Class B members shall be the Declarant of said condominium declaration, and notwithstanding anything contained in these Articles of Incorporation or the By-Laws of the Association, the Declarant shall be entitled to elect all of the members of the Board of Directors of the Corporation and to control the Corporation. Provided, however, the Class B membership shall cease and be converted to a Class A membership upon the transfer of condominium units by Declarant to purchasers representing 90% of the undivided interest in the common elements.

#### ARTICLE VI

The Corporation shall have no shareholders, and is not organized for profit. No member, member of the Board of Directors or person from whom the Corporation may receive any property or funds shall receive or shall be lawfully entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Corporation be paid as salary or compensation to, or inure to the benefit of any member of the Board of Directors; provided, however, always (1) that reasonable compensation may be paid to any member or manager while acting as an agent or employee of the Corporation for services rendered in effecting one or more of the purposes of the Corporation; (2) that any member or manager may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Corporation; and (3) any member of the Board of Directors may be compensated for attendance at any regular or special meeting of the Board of Directors.

#### ARTICLE VII

The affairs of the Corporation shall be managed by a Board of Directors consisting initially of three (3) members. With the exception of the first Board of Directors, the number of Directors shall be as fixed in the Corporation's By-Laws. The Directors shall be elected by the members of the Corporation in the manner provided by the By-Laws. The names and addresses of the persons who will constitute the initial Board of Directors and to serve as the initial Directors until their successors are duly elected and qualified are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Gary M. Begg	26th Floor, Vancouver Center 650 W. Georgia St. Vancouver, British Columbia V6B 4N7
Styles Adamson	1858 South Wadsworth Blvd. Lakewood, Colorado 80226
Robert L. Kruse	1858 South Wadsworth Blvd. Lakewood, Colorado 80226

ARTICLE VIII

The Board of Directors shall have the power to adopt such prudent By-Laws and to alter the same as it may from time to time deem proper for the management of the affairs of the Corporation, so long as they are not inconsistent with the provisions of these Articles of Incorporation.

ARTICLE IX

The address of the initial registered office of the Corporation is: 1858 South Wadsworth Blvd., Lakewood, Colorado 80226, and the name of the initial registered agent of the Corporation at such address is: Styles Adamson.

ARTICLE X

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

ARTICLE XI

The name and address of the incorporator of the Corporation is as follows:

Walter Slatkin	720 Equitable Building Denver, Colorado 80202
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IN WITNESS WHEREOF, the undersigned, being the incorporator designated in Article XI of the annexed and foregoing Articles of Incorporation, has executed said Articles of Incorporation as of the 26th day of November, 1978.

  
 \_\_\_\_\_  
 Walter Slatkin



AMENDMENT TO ARTICLES OF  
INCORPORATION FOR  
THE OAKS CONDOMINIUM  
HOMEOWNERS ASSOCIATION

Pursuant to Article X of the Articles of Incorporation for The Oaks Condominium Homeowners Association; the Articles of Incorporation are amended by seventy-five (75%) of the owners as follows:

Article VI is amended to read as follows: "The Corporation shall have no shareholders, and is not organized for profit. No member, member of the Board of Directors or person from whom the Corporation may receive any property or funds shall receive or shall be lawfully entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Corporation be paid as salary or compensation to, or inure to the benefit of any member of the Board of Directors; provided, however, no compensation may be paid to any member or manager of the Board of Directors or any officer of the association, for performance of their duties other than reimbursement of actual and reasonable expenses incurred in connection with the administration of the affairs of the corporation."

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Sharon A. Davis DATE 9-13-93  
Owner of Unit # 8467B

Sworn and Subscribed to before me  
this 13<sup>th</sup> day of September, 1993  
By Sharon A. Davis

BY John C. King  
Notary Public  
My commission expires: 12/16/94

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
By \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

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THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Ursel Patterson DATE 10-7-93  
Owner of Unit # \_\_\_\_\_

Sworn and Subscribed to before me  
this 7 day of October, 1993  
By Ursel Patterson

BY Marlyn Forsberg  
Notary Public Marlyn Forsberg  
3000 Youngfield #350  
Lakewood, CO 80215

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1993  
By \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

SIGNATURE PAGE FOR AMENDMENT TO THE  
ARTICLES OF INCORPORATION FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Paul H. Charpentier DATE 9/29/93  
Owners of Unit # 47C

Sworn and Subscribed to before me  
this 29 day of sept, 1993  
by Paul H. Charpentier  
BY Mary Mynes  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Ingrid Egger DATE 10/06/93  
Owners of Unit # 3469 C EVERETT K1A9

Sworn and subscribed to before me  
this 6th day of October, 1993  
by Ingrid Egger

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford  
8799 Johnson St.  
Arvada, CO 80005  
My commission expires 4/15/95

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Evelyn C. Coop DATE 10-8-93  
Owners of Unit # 8483 D

Sworn and subscribed to before me  
this 8th day of October, 1993  
by Evelyn C. Coop

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford  
8799 Johnson St.  
Arvada, CO 80005

SIGNATURE PAGE FOR AMENDMENT TO THE  
ARTICLES OF INCORPORATION FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Cynthia A. Egle Nicholson DATE 9/29/93  
Owners of Unit # 2487-B Everett Way

Sworn and Subscribed to before me  
this 29 day of September, 1993  
by Cynthia A. Egle Nicholson.

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford  
8799 Johnson St.  
Arvada, CO 80005

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owners of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owners of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public



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THIS AMENDMENT IS APPROVED AND ACCEPTED

BY William A. Maruca DATE 9-20-93  
Owner of Unit # 8489 E. Grandway

Sworn and Subscribed to before me  
this 20th day of Sept., 1993

By William A. Maruca

BY [Signature]

Notary Public

7828 Vance DR.  
Arvada, CO 80003

My Commission Expires August 6, 1995

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY William A. Maruca DATE 9-20-93  
Owner of Unit # 8469 E. Grandway

Sworn and subscribed to before me  
this 20th day of Sept., 1993

By William A. Maruca

BY [Signature]

Notary Public

7828 Vance Dr.  
Arvada, CO 80003

My Commission Expires August 6, 1995

SIGNATURE PAGE FOR AMENDMENT TO THE  
ARTICLES OF INCORPORATION FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY William A. Maruca DATE 9/20/93  
Owners of Unit # 8467 E Grandway

My Commission Expires August 9, 1995

Sworn and Subscribed to before me  
this 20th day of Sept., 1993

by William A. Maruca

William A. Maruca  
BY

Notary Public  
7828 Vance Dr.  
Arvada, CO 80003

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Jean M. Stockton DATE 9/27/93  
Owners of Unit # 8467 A

Sworn and subscribed to before me  
this 27 day of September, 1993

by Jean M. Stockton

BY Barbara J. Hufford  
Notary Public

Barbara J. Hufford  
8799 Johnson St.  
Arvada, CO 80005

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owners of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

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THIS AMENDMENT IS APPROVED AND ACCEPTED

BY William A. Maruca DATE 9-20-93  
Owner of Unit # 2487 Emerald Way

My Commission Expires August 9, 1995

Sworn and Subscribed to before me  
this 20th day of Sept., 1993

By William A. Maruca

BY [Signature]

Notary Public  
7828 Vance Dr.  
Arvada, CO 80003

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY William A. Maruca DATE 9-20-93  
Owner of Unit # 2485 1/2 Emerald Way

My Commission Expires August 9, 1995

Sworn and subscribed to before me  
this 20th day of Sept., 1993

By William A. Maruca

BY [Signature]

Notary Public  
7828 Vance DR.  
Arvada, CO 80003

AMENDMENT TO ARTICLES OF  
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THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Barbara J. Welch DATE Sept 17, 1993  
Owner of Unit # 8483 C  
Cerritos

Sworn and Subscribed to before me  
this 17th day of Sept, 1993

By Barbara J. Welch

BY Barbara J. Hufford  
Notary Public My Commission Expires  
DECEMBER 02, 1995

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Joseph V. Sarconi DATE 9-22-93  
Owner of Unit # 8469 'D'

Sworn and subscribed to before me  
this 22 day of September, 1993

By Joseph V. Sarconi

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford

SIGNATURE PAGE FOR AMENDMENT TO THE  
ARTICLES OF INCORPORATION FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Thomas D. Santa Cruz DATE 2 Sep 93  
Owners of Unit # 8467E

Sworn and Subscribed to before me  
this 2 day of September, 1993  
by Thomas D. Santa Cruz

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Augusta May Dick DATE 9/8/93  
Owners of Unit # 8463B

Sworn and subscribed to before me  
this 2 day of September, 1993  
by Augusta May Dick

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Barbara A. Siegel DATE 9-22-93  
Owners of Unit # 8487 Emerald Way  
Unit C

Sworn and subscribed to before me  
this 22 day of September, 1993  
by Barbara A. Siegel

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford

AMENDMENT TO ARTICLES OF  
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HOMEOWNERS ASSOCIATION

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THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Wanda Jo Reynolds DATE 9-2-93  
Owner of Unit # R485-H

Sworn and Subscribed to before me  
this 2 day of September, 1993  
By Wanda Jo Reynolds

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Evelyn M. Early DATE 9-2-93  
Owner of Unit # D  
8467 Everett Way

Sworn and subscribed to before me  
this 2 day of September, 1993  
By Evelyn M. Early

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford

SIGNATURE PAGE FOR AMENDMENT TO THE  
ARTICLES OF INCORPORATION FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Maxine B. Coon DATE 10/12/93  
Owners of Unit # A 9469 Sunset Wy

Sworn and Subscribed to before me  
this 12th day of October, 1993  
by Maxine B. Coon

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford  
8799 Johnson St.  
Arvada, CO 80005

My commission expires 4/15/95

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owners of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owners of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

SIGNATURE PAGE FOR AMENDMENT TO THE  
ARTICLES OF INCORPORATION FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY [Signature] DATE 10/28/93  
Owners of Unit # 548-11011  
Emeraldway

Sworn and Subscribed to before me  
this 28 day of October, 1993  
by [Signature]

BY [Signature]  
Notary Public [Signature]  
8-1-96

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owners of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owners of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public