

ARTICLES OF INCORPORATION

THE COURTYARDS AT NORTH LAKE PROPERTY OWNERS ASSOCIATION, INC. (A NONPROFIT CORPORATION)

The undersigned natural person, being more than eighteen years of age, hereby establishes a nonprofit corporation pursuant to the Colorado Revised Nonprofit Corporation Act.

ARTICLE 1: NAME

The name of this corporation is The Courtyards at North Lake Property Owners Association, Inc. ("Association"). ✓

ARTICLE 2: DURATION

The duration of the Association is perpetual.

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ARTICLE 3: PURPOSES AND POWERS OF ASSOCIATION

3.1 The Association shall operate the Common Interest Ownership Community known as the The Courtyards at North Lake, located in the City of Thornton, County of Adams, Colorado, in accordance with the Colorado Common Interest Ownership Act of the Colorado Revised Statutes, as amended, and the Colorado Revised Nonprofit Corporation Act, as amended.

3.2 The Association shall promote the health, safety, welfare, and common benefit of the residents of the Common Interest Community.

3.3 The Association shall do any and all permitted acts, and shall have and exercise any and all powers, rights, and privileges which are granted to a Common Interest Community Association under the laws of the State of Colorado and the Declaration, Bylaws, Rules and Regulations, and other governing documents of the Association.

3.4 The foregoing statements of purpose shall be construed as a statement of both purposes and powers. The purposes and powers stated in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers.

ARTICLE 4: NONPROFIT

The Association shall be a nonprofit corporation, without shares of stock.

ARTICLE 5: MEMBERSHIP RIGHTS AND QUALIFICATIONS

5.1 The classes, rights, and qualifications and the manner of election or appointment of members are as follows: Any person who holds title to a Unit in the Common Interest Community shall be a member of the Association. There shall be one membership for each Unit owned within the Common Interest Community. This membership shall be automatically transferred upon the conveyance of that Unit. Voting shall be one vote per Unit, and the vote to which each membership is entitled is the vote assigned to its Unit in the Declaration of the Common Interest Community. If a Unit is owned by more than one person, those persons shall agree among themselves how a vote for that Unit's membership is to be cast. Individual co-owners may not cast fractional votes. A vote by a co-owner for the entire Unit's membership interest shall be deemed to be pursuant to a valid proxy, unless another co-owner of the same Unit objects at the time the vote is cast, in which case such membership's vote shall not be counted.

5.2 The members shall be of one class, Unit Owners who own Units as defined in the Declaration. These Unit Owners shall elect all members of the Executive Board, following the period of Declarant control defined below.

5.3 Notwithstanding the foregoing, the Declarant of the Common Interest Community shall have additional rights and qualifications as may be provided under the Colorado Common Interest Ownership Act and the Declaration, including the right to appoint members of the Executive Board as follows: During the period of Declarant control, the Declarant, or persons designated by him or her, subject to certain limitations, may appoint and remove the officers and members of the Executive Board. The period of Declarant control terminates no later than the earlier of: (1) Sixty days after conveyance of 75% of the Units that may be created to Unit Owners other than a Declarant; (2) two years after Declarant has last conveyed a Unit in the ordinary course of business; or (3) two years after any right to add new Units was last exercised. A Declarant may voluntarily surrender the right to appoint and remove officers and Directors of the Executive Board before termination of the periods of Declarant control, but in that event, the Declarant may require, for the duration of their period of Declarant control, that specified actions of the Association or Executive Board, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

5.4 Not later than 60 days after conveyance of 25% of the Units that may be created to Unit Owners other than a Declarant at least one member, and not less than 25% of the members of the Executive Board shall be elected by Unit Owners other than a Declarant. Not later than 60 days after conveyance of 50% of the Units that may be created to Unit Owners other than a Declarant, not less than one-third of the members of the Executive Board must be elected by Unit Owners other than a Declarant.

ARTICLE 6: REGISTERED AGENT FOR SERVICE AND ADDRESS

The initial registered agent of the Association shall be Deborah L. Bayles, the address of the initial registered agent of the Association shall be 950 17th Street, Suite 2600, Denver, CO 80202.

ARTICLE 7: EXECUTIVE BOARD

The initial Executive Board shall consist of three persons, and this number may be changed by a duly adopted amendment to the Bylaws, except that in no event may the number of Directors be less than three. The names and addresses of the persons who shall serve as Directors until their successors shall be elected and qualified are as follows:

Roger R. Ladd	P.O. Box 3370, Evergreen, CO 80439
Kevin J. Ladd	P.O. Box 3370, Evergreen, CO 80439
M. Ilene Simmons	P.O. Box 3370, Evergreen, CO 80439

ARTICLE 8: DISSOLUTION AND DISTRIBUTION OF ASSETS

Upon the dissolution of the Association's affairs, or upon the abandonment of the Association's activities due to its impracticable or inexpedient nature, the assets of the Association then remaining in the hands of the Association shall be distributed, transferred, conveyed, delivered and paid over to any other charitable organization of this or any other State, having a similar or analogous character or purpose, or in some way associated with or connected with the entity to which the property previously belonged.

ARTICLE 9. ADDRESS OF INITIAL PRINCIPAL OFFICE OF ASSOCIATION

The address of the initial principal office of the Association is P.O. Box 3370, Evergreen, CO 80439.


ARTICLE 10: INCORPORATOR

The name and address of the incorporator is:

Deborah L. Bayles	950 17th Street, Suite 2600, Denver, Colorado 80202
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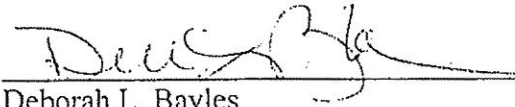
ARTICLE 11: EXECUTION

In Witness Whereof, the undersigned incorporator has signed these Articles in duplicate this 24th day of February, 1999.



Deborah L. Bayles

The undersigned consents to the appointment as the initial registered agent of THE COURTYARDS AND NORTH LAKE PROPERTY OWNERS ASSOCIATION, INC.



Deborah L. Bayles