SUME OF COLOR

DEPORTMENT OF

Nonprofit Certificate of Incorporation

## J. Byron A. Anderson,

Secretary of State of the State of Colorado, hereby certify that duplicate originals of Articles of Incorporation, duby signed and acknowledged pursuant to the provisions of the Colorado Nonprefit Corporation Act, have been received in this office and are found to conform to luw.

Accordingly the undersigned, by virtue of the authority wested in me by law, hereby issues this Certificate of Incorporation of

(A COLORADO NONPROFIT CORPORATION)

and attaches hereto a duplicate original of the Articles of Incorporation.

Tared this ---- Twelfth ---- day of ---- June --- A 9.19 72

BYTH G. SECRETARY OF STATE

BY 152 1100 C. STYNING DEPUTE

#### ARTICLES OF INCORPORATION

OF

#### ANCHORAGE WEST ASSOCIATION

### ARTICLE I

#### Name

The name of this corporation shall be Anchorage West Association.

#### ARTICLE II

## ration

The term of existence of this corporation is perpetual.

#### ARTICLE III

## Purposes

The business, objects and purposes for which the corporation is formed are as follows:

- 1. To be and constitute the Association to which reference at made in the Condominum Declaration for Anchorage West and any supplements thereto (for brevity, hereinafter referred to as Declaration), to be recorded in the records of the Clerk and Recorder, Summit County, Colorado, pursuant to C.R.S. (1963) 118-15-5 and Amendment thereto, relating to a condominium ownership project, and to perform all obligations and duties of the Association and to exercise all rights and powers of the Association.
- 2. To provide an entity for the furtherance of the interests of all of the owners, including the Declarant named in the Declaration, of condominium units in the Anchorage West project, with the objectives of establishing and maintaining it as a prime condominium ownership project of the highest possible quality and value and enhancing and protecting its value, desirability and attractiveness.

## ARTICLE IV

#### Powers

In furtherance of is purposes, the corporation shall have all of the powers conferred upon corporation to for profit by the statutes and common law of the State of Cole factor flect from time to time, including all of the powers necessary of the association gations and duties and exercise the lights and powers of the Association under the Declaration which will include, but shall not be limited to, the following:

- 1. To make and collect assessments against members of the Association for the purposes of payment of the common expenses (including the expenses incurred in exercising its powers of or performing its functions):
- To manage, control, operate, maintain, repair, improve and enlarge the general common elements;
- 3. To enforce the terms, covenants, restrictions, conditionr, uses, limitations and obligations set forth under the Declaration and By-Laws and to make and enforce rules and regulations as provided therein;
- 4. To engage in activities which will actively foster, promote and advance the interests of all of the owners of condomirium units, including the interests of the Declarant during its development of the project and its ownership of condominium units.

## ARTICLE V

## Memberships

- 1. This corporation shall be a membership corporation without certificates or shares of stock. There shall be one class of membership, and there shall be one membership in the corporation for each condominium unit, as defined in the Declaration and any Supplements thereto. The owner or owners of a condominium unit shall hold and share the membership related to that condominium unit in the same proportionate interest and by the same type of tenancy in which the title to the condominium unit is held, provided always that there shall be only one membership per condominium unit. No person or entity other than an owner of a condominium unit may be a member of the corporation.
- 2. Each membership shall have voting rights as is set forth in the Declaration on all matters in which members are entitled to vote.
- 3. A membership in the corporation and the share of a member in the assets of the corporation shall not be assigned, encumbered or transferred in any manner except as appurtenant to the transfer of 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, deer of trust or other security instrument on a condominium unit as further security for a loan secured by a lien on such condominium unit.
- 4. A transfer of membership shall occur automatically upon the transfer of title to the condominum unit to which the membership pertains; provided, however, that the By Laws of the corporation may contain reasonable provisions and requirements with respect to recording such transfers on the books and records of the corporation.
- 5. Members shall have the right to purchase other condominium units and the memberships appurtenant thereto as provided in the Declaration.
- The corporation may suspend the voting rights of a member for failure to comply with the rules or regulations of the corporation

or with any other obligations of the owners of any condominium unit under the Declaration and By-Laws.

 The By-Laws may contain provisions setting forth the rights, privileges, duties and responsibilities of the members.

## ARTICLE VI

## Board of Directors

- 1. The business and affairs of the corporation shall be conducted, managed and controlled by a Board of Directors. The Board of Directors shall consist of not less than three nor more than five members, the specific number to be set forth from time to time in the By-Laws of the corporation. Members of the Board of Directors need not be members of the corporation.
- 2. Members of the Board of Directors shall be elected at the annual meeting of the members in the manner determined by the By-Laws. The Declarant under the Declaration shall be entitled to elect the members of the Board of Directors until such time as eighty-five percent of the condominium units to be constructed within the condominium project have been sold.
- 3. Directors may be removed and vacancies of the Board of Directors shall be filled in the manner to be provided by the By-Laws.
- 4. The names and addresses of the members of the first Board of Directors who shall serve until the first election of Directors and until their successors are duly elected and qualified, are as foll ws:

Victor Lederman 1301 East Colfax Avenue Denver, Colorado 80218

Marvin Lederman 1301 East Colfax Avenue Denver, Colorado 80218

C. J. Allison 606 American National Bank Building Denver, Colorado 80202

Any vacancies in the Board of Directors occurring before the first election of Directors shall be filled by the remaining Directors.

## ARTICLE VII

#### Officers

The Board of Directors may appoint 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 corporation. The officers shall have such duties as may be prescribed in the By-L-ws of the corporation and shall serve at the pleasure of the Board of Directors.

## ARTICLE VIII

## Conveyances and Encumbrances

Corporate property may be conveyed or encumbered by authority of the Board of Directors or by such person or persons to whom such authority may be delegated by resolution of the Board. Conveyances or encumbrances shall be by an instrument executed by the President or a Vice President and by the Secretary or an Assistant Secretary, or executed by such other person or persons to whom such authority may be delegated by the Board.

## ARTICLE IX

## Initial Registered Office and Agent

The initial registered office of the corporation shall be 606 American National Bank Building, Denver, Colorado 80202. The initial registered agent at such office shall be G. J. Allison, Denver County

## ARTICLE X

#### Amendments

Amendments to these Articles of Incorporation shall be adopted in the manner set forth in the By-Laws; provided, however, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with the provisions of the Declaration.

#### ARTICLE XI

## Resident Manager Functions

Subject to the reservations set forth in the Declaration, the Association, by its first Board of Directors, shall obtain and pay for the services of a resident manager to be responsible for the operation, maintenance, repair and the improving of the common elements, including all of the exterior portions of the improvements and to keep the same in good, attractive and sanitary condition, order and repair. The cost of such services shall be borne by the members according to their interest in the common elements. To the extent possible, maintenance of the general common elements of this condominium, billing and collection of the common expenses, preparation of an operating budget, maintenance of files, books and records, the employment of personnel to perform such duties and other services and functions shall be performed by the resident manager.

#### ARTICLE XII

#### General

This corporation is one which does not contemplate pecuniary gain or profit to the members thereof and is organized for nonprofit purposes. This corporation does not afford pecuniary gain to its members incidentally or otherwise, but members may be paid for services

actually rendered to the corporation. This corporation has no power to carry on propaganda, attempt to influence legislation or take part in a political campaign.

Manage Canal Salas Salas

## ARTICLE XIII

## Incorporation

The undersigned, acting as incorporator under the Colorado Nomprofit Corporation act, signs and acknowledges these Articles of Incorporation for such corporation this day of June, 1972.

INCORPORATOR:

C. J. Whison

STA'LE OF COLORADO ) solution () State of County of Denver)

The foregoing instrument was acknowledged before me this 92% day of June, 1972, by C. J. Allison.

Witness my hand and official seal.

My Commission expires December 27, 1975.

Marian Doyle, Notary Public

## 243359

ARTICLES OF INCORPORATION

Ancho-age West Association

DOMESTIC

NOT FOR PROFIT Filed in the office of the Secretary of State, of the State of Colorado, on the

12th day of June A. D. 1972

BYRON A. ANDERSON Secretary of State

Filing Clerk Sage Fees \$10.

Old Age Pension Fund

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Date Jene 14, 1925

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# STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT, OR BOTH,

To the Secret of the State	Ol COLOTORIO	1 manufact OF					
Donorson	t to the provisions of the Colora	do Corporation Act, the undersigned corporation, or					
the laws of the State of Colorado:							
purpose of C	he name of the corporation isAr	nchorage West Association					
		OFFICE is 1301 East Colfax, Denver, Colo-					
Third:	The name of its REGISTERED AC	GENT M. Victor Lederman					
	***************************************	ce and the address of the business office of its registered					
Fourth	n: The address of its registered offi anged, will be identical.	Co and site address of the same of the sam					
Fifth:	The address of its place of business	in Colorado is Dillon, Colorado					
		Anchorage West Association(Note 1)  By Vide Status (Note 2)					
City	P Colorado County of Denver	, a Notary Public in and for the said County					
Befo	ove me,Sidney. L., Zahatasy	Victor Lederman who acknowledged before me					
and State	e, personally appeared	at Anchorage Mest Association					
that	he is the Vice President (Vice President) (Vice President) (Colorado corporation, 1	of .Anchorage .Meat .Association					
(8	tate of Incorporation						
_	to an about I have hereunto se	t my hand and seal this					
in '	74						
	Mr. Commission	expires June 20, 1977					
M	y commission expires	1 8 2 2 2 2					
		Notary Palitie					
		- 8)					
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		exactly as shown on Notarial Seal, and must agree with notarial					
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