

STATE OF COLORADO

DEPARTMENT OF
STATE



NONPROFIT
CERTIFICATE OF
INCORPORATION

S. Byron A. Anderson,

Secretary of State of the State of Colorado, hereby certify that duplicate originals of Articles of Incorporation, 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, by virtue of the authority vested in me by law, hereby issues this Certificate of Incorporation of

-----Anchorage West Association-----
(A COLORADO NONPROFIT CORPORATION)

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

Dated this -----Twelfth----- day of -----June-----, A. D. 19 72-----

Byron A. Anderson
SECRETARY OF STATE
James Earl G. Brown
DEPUTY

ARTICLES OF INCORPORATION
OF
ANCHORAGE WEST ASSOCIATION

ARTICLE I

Name

The name of this corporation shall be Anchorage West Association.

ARTICLE II

Duration

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 is made in the Condominium 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 its purposes, the corporation shall have all of the powers conferred upon corporations not for profit by the statutes and common law of the State of Colorado in effect from time to time, including all of the powers necessary and desirable to perform the obligations and duties and exercise the rights 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);
2. To manage, control, operate, maintain, repair, improve and enlarge the general common elements;
3. To enforce the terms, covenants, restrictions, conditions, 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 condominium 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, 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.
4. 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 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.
6. 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.

7. 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 follows:

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-Laws 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 C. 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

243389

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 _____

RECORDED
ROLL 203 PAGE 2044

This document has been inspected and properly entered on the Records of The Flat Tax Department.

Date June 14, 1972 OK *HW*
Richardetta Clerk

1972 JUN 14 10 11 AM

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RECORDED
ROLL 271 PAGE

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1944-01-26-1 6-10

File Card Made 1

STATE OF COLORADO
STATEMENT OF CHANGE
OF

DM 0243107

348.268

FILED

17 MAY 1980

STATE OF COLORADO
DEPT. OF STATE

REGISTERED OFFICE AND/OR REGISTERED AGENT
PLEASE TYPE OR PRINT CLEARLY

The exact Corporate Name, current Registered Office & current Registered Agent:
ANCHORAGE WEST ASSOCIATION
1600 BROADWAY
DENVER, CO

#5

The Corporation named herein makes the following statement:

The State or Country of Incorporation is: Colorado

The complete street address of the Corporation's REGISTERED OFFICE shall be changed to:

1600 Broadway, Suite 1200, Denver, Colo 80202

The name of the Corporation's SUCCESSOR REGISTERED AGENT IS: Charles H. Ruwert Jr
1600 Broadway, Suite 1200, Denver, Colo 80202

The address of the Corporation's Registered Office and the address of the Corporation's Registered Agent, if changed, will be identical.

The complete street address of the Corporation's principal place of business in Colorado is:

Box J88, Dillon, Colo 80435

(If this statement is executed by the Registered Agent) A copy of this statement (including fee) shall be forwarded to the corporation.

RECORDED

ROLL 427

1725 5/16/79 5.00 TA

STATE OF Colorado
COUNTY OF Denver

SECRETARY OF STATES OFFICE

Pursuant to the provisions of Title 7, C.R.S. 1973, I, Charles H. Ruwert Jr, _____

President of Anchorage West Association, Colorado
(Title) (Corporate Name) (State or Country of Incorporation)

do hereby certify, being duly sworn or affirmed, deposited and declare that this statement has been examined, read, and to the best of my knowledge and belief, is true, correct and complete.

Corporate Name: Anchorage West Association
By: [Signature]
Authorized Signature
Title: President
(President 2007-2011)

Subscribed and sworn to before me this _____ day of _____
commission expires _____ December 28, 1973

[Signature]
Notary Public

Filing Fee \$5.00

STATE OF COLORADO
STATEMENT OF CHANGE OF REGISTERED OFFICE AND/OR REGISTERED AGENT

PLEASE TYPE OR PRINT CLEARLY PLEASE READ INSTRUCTIONS ON REVERSE SIDE
FOR OFFICE USE ONLY
177701 8228

The exact Corporate Name, current Registered Office & current Registered Agent are
LUREX INC.
ANCHORAGE WEST ASSOCIATION
2050 S. ONEIDA ST. #212
DENVER, CO 80224

The Corporation named herein makes the following statement:

1 The State or Country of Incorporation is Colorado

3 The complete street address of the Corporation's REGISTERED OFFICE shall be changed to
4 The name of the Corporation's SUCCESSOR REGISTERED AGENT IS
Otto P. Butterly

The address of the Corporation's Registered Office and the address of the Corporation's Registered Agent, as changed, will be identical
The complete street address of the Corporation's principal place of business in Colorado is:
2050 South Oneida St., Ste. 212, Denver, CO 80224

STATE OF _____)
COUNTY OF _____)

Pursuant to the provisions of Title 7, C.R.S. 1973, Mark Rochon the
(Name of President or a Vice-President)
President of Anchorage West Association a Colorado
(Title) (Corporate Name) (State or Country of Incorporation)

corporation, being duly sworn or affirmed, deposes and declares that this statement has been examined by me and to the best of my knowledge and belief
is, correct and complete.

Corporate Name Anchorage West Association
By Mark J. Rochon
(Authorized Signature)
 President Vice-President

Subscribed and sworn to before me this 26th day of April
at 5/18/85
Sheila Ann White Notary Public
2091 S. Oneida Address

SUBMIT THIS STATEMENT WITH PAYMENT TO:
CORPORATE REPORT SECTION
DEPARTMENT OF STATE
P.O. BOX 5861
DENVER, CO 80217-5861
COMPUTER UPDATE COMPLETE
SAGE
Filing Fee \$5.00

Form DP-1
Rev. 1982

1-37028
5/13/85

7.9

STATEMENT OF

FILING FEE: \$5.00

F DN 0243389

CHANGE OF REGISTERED OFFICE and/or REGISTERED AGENT

NAME OF NEW REGISTERED AGENT URBAN, INC.	ADDRESS OF NEW REGISTERED OFFICE FIRM OR B.O.O.
STATE OF DOCUMENT OF INCORPORATION COLORADO	STREET ADDRESS 2050 South Oneida St. Suite 212
THE UNDERSIGNED THAT COLORADO LAW REQUIRES THAT THE CORPORATION'S OFFERS OFFICE AND THE BUSINESS	CITY Denver CO ZIP CODE 80224

COMPLETE THIS FORM ONLY WHEN THE AGENT NAME AND OR ADDRESS AND OR BCX G ARE TO BE CHANGED FOR THE CORPORATION NAMED IN THAT BOX

384188
FILED

THE EXACT CORPORATE NAME CURRENTLY REGISTERED OFFICE AND CURRENT REGISTERED AGENT MUST BE IDENTICAL TO THE CORPORATION'S REGISTERED AGENT, AS CHANGED, MUST BE IDENTICAL

6 THE EXACT CORPORATE NAME CURRENTLY REGISTERED OFFICE AND CURRENT REGISTERED AGENT MUST BE IDENTICAL TO THE CORPORATION'S REGISTERED AGENT, AS CHANGED, MUST BE IDENTICAL

DECLARATION AND NOTARIZATION STATE Colorado COUNTY Summit

VICTOR LEDERMAN (5/17/78)
AGENT FOR -
ANCHORAGE WEST ASSOCIATION
1600 BROADWAY
SUITE 1200
DENVER, CO 80202

I HEREBY CERTIFY TO THE PROVISIONS OF TITLE 7, CRS 1973, 1. Yard Hagedstad
(NAME OF PRESIDENT OR VICE-PRESIDENT)

HAVING BEEN DULY SWORN, DECLARE THAT THIS STATEMENT IS TRUE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED AND SWORN TO BEFORE
DATE 2/28/80

SIGNED [Signature]
PRESIDENT / VICE-PRESIDENT
COMPUTER UPDATE COMPLETE

DO NOT ALTER THIS INFORMATION

EXPIRES ON 2/18/81

MAIL TO:
COLORADO DEPARTMENT OF STATE
P.O. BOX 9881
DENVER, CO. 80217

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