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JUL 16 1985

ARTICLES OF INCORPORATION
OF
EAST BAY CONDOMINIUMS HOMEOWNERS ASSOCIATION
(A Non-Profit Corporation)

STATE OF COLORADO
DEPARTMENT OF STATE

ARTICLE I

CORPORATE NAME

The name of the corporation is East Bay Condominiums Homeowners Association (hereinafter called the "Association").

ARTICLE II

DURATION

The period of duration of the corporation shall be perpetual.

ARTICLE III

PURPOSE

The nature, objects and purposes of the Association shall not be for pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the acquisition, construction, management, maintenance, care and architectural control of the condominium units and common areas within that certain real property described as:

Lot 4, Block J. New Town of Dillon, according to the filed plat thereof in the Office of the Summit County Clerk and Recorder, Summit County, Colorado;

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and for this purpose to:

A. Be and to constitute the Owner's Association to which reference is made in the Condominium Declaration for East Bay Condominiums and any Amendments and/or Supplements thereto (for brevity hereinafter, collectively, called the "Declaration"), recorded or to be recorded in the Office of the Clerk and Recorder of Summit County, Colorado, pursuant to the Colorado Condominium Ownership Act, as amended, to perform all obligations and duties of the Association and to exercise all rights and powers of the Association.

B. Exercise all powers and privileges and to perform all of the duties and obligations of the Association as set forth in any declaration, covenant, condition or restriction applicable to the property and recorded or to be recorded in the Office of the Clerk and Recorder of Summit County, Colorado, and as the same may be amended from time to time as therein provided, with the same being incorporated herein as though fully set forth.

C. Fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of any Declaration or Bylaw of the Association, covenant, condition or restriction applicable to the property, hereinabove referred to; to pay all 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, where authorized.

D. Be formed exclusively under the Colorado Nonprofit Corporation Act, and not for pecuniary profit or financial gain. No part of the assets or income of the Association shall be distributable to or inure to the benefit of the members, directors or officers except to the extent permitted by the Colorado Nonprofit Corporation Act.

ARTICLE IV

POWERS

In furtherance of the purposes set forth in Article III of these Articles of Incorporation, the corporation shall have and may exercise all 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. In addition, the corporation may do everything necessary, suitable or proper for the accomplishment of any of its corporate purposes, subject to the Association Bylaws, Condominium Declarations and Association Rules and Regulations.

ARTICLE V

REQUIRED MEMBERSHIP

Every person or entity who is or shall be a record owner of a fee or undivided fee interest in any unit which is now or shall be subject, in the future, to the declarations, covenants, conditions or restrictions of record, of the property hereinbefore described, shall be a member of the Association, as those terms are set forth and defined within the Declaration of East Bay Condominiums.

ARTICLE VI

INITIAL DIRECTORS

Initially, the affairs of the Association shall be managed by a Board of three (3) directors, who need not be members of the Association, until such time as all units within the aforescribed property are sold and conveyed to good faith purchasers, after which last conveyance all directors may be changed according to the Declarations and Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors until the election of their successors are:

<u>Name</u>	<u>Address</u>
Earl J. LaBelle	P. O. Box 2606 Dillon, Colorado 80435
Neil J. LaBelle	P. O. Box 2606 Dillon, Colorado 80435
Susan Pruett	P. O. Box 2606 Dillon, Colorado 80435

The Board of Directors shall be elected at the annual meeting of the members of the Association in the manner and for the terms of office specified in the Bylaws and Declarations.

ARTICLE VII

OFFICE ADDRESS

The address of the initial principal office of the Association is 220 Dillon Mall Avenue, P. O. Box 2606, Dillon, Colorado 80435.

ARTICLE VIII

REGISTERED AGENT

The initial registered agent of the Association is Dennis E. Callan, Esq., Callan, Lass & Associates, P.C., 106 North French Street, Suite 250, P. O. Box 1639, Breckenridge, Colorado 80424.

ARTICLE IX

INCORPORATOR

The name and address of the incorporator of the corporation, who is a natural person of the age of eighteen (18) years or more, is Kent B. Willis, 106 North French

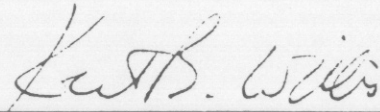
Street, Suite 250, P. O. Box 1639, Breckenridge, Colorado
80424.

ARTICLE X

COMMON ELEMENTS MANAGEMENT

The Association may obtain and pay for the services of a person, persons or entity to administer and manage its affairs and to be responsible for operations, maintenance, repair and improvement of the Common Elements of the East Bay Condominiums and all of the exterior and common interior 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 respective percentage of fractional interests in the General Common Elements as provided in the Declaration, whether such services are directly or indirectly rendered by this Association, or directly or indirectly by the Declarant.

IN WITNESS WHEREOF, I, the undersigned, being the incorporator designated in the foregoing Articles of Incorporation, have executed said Articles of Incorporation as of the 12th day of July, 1985.




Kent B. Willis

STATE OF COLORADO)
COUNTY OF SUMMIT) ss.

I, Susan M. Leith, a Notary Public, hereby certify that on the 12th day of July, 1985, personally appeared before me Kent B. Willis, who being by me first duly sworn, declared that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 12th day of July, 1985.



Notary Public
My Commission Expires 12-31-85
P. O. Box 1639
Breckenridge, CO 80424