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Articles of Incorporation for a Nonprofit Corporation
 filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is L'Avenir Association.
(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the nonprofit corporation's initial principal office is

Street address 125 S. Howes St., Ste. 500
(Street number and name)

Fort Collins CO 80521
(City) (State) (ZIP/Postal Code)

United States
(Province – if applicable) (Country)

Mailing address
(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) (State) (ZIP/Postal Code)

(Province – if applicable) (Country)

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name
 (if an individual) _____
(Last) (First) (Middle) (Suffix)

OR

(if an entity) Waypoint Property Management, LLC
(Caution: Do not provide both an individual and an entity name.)

Street address 125 S. Howes St., Ste. 500
(Street number and name)

Fort Collins CO 80521
(City) (State) (ZIP Code)

Mailing address
(leave blank if same as street address) _____
(Street number and name or Post Office Box information)

_____ CO _____
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name
(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR

(if an entity) L'Avenir Association
(Caution: Do not provide both an individual and an entity name.)

Mailing address 125 S. Howes St., Ste. 500
(Street number and name or Post Office Box information)

Fort Collins CO 80521
(City) (State) (ZIP/Postal Code)

_____ United States
(Province – if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. *(If the following statement applies, adopt the statement by marking the box.)*

The nonprofit corporation will have voting members.

6. Provisions regarding the distribution of assets on dissolution:

In connection with the termination of the Common Interest Community and the dissolution of the Association, the assets of the Association shall be disposed of in accordance with the Colorado Common Interest Ownership Act, as amended

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:

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9. The true name and mailing address of the individual causing the document to be delivered for filing are

Kramer	Benjamin		
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
323 S College Ave Ste 1			
<i>(Street number and name or Post Office Box information)</i>			
Fort Collins	CO	80524	
<i>(City)</i>	<i>(State)</i>	<i>(ZIP/Postal Code)</i>	
	United States		
<i>(Province – if applicable)</i>	<i>(Country)</i>		

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

**ATTACHMENT TO ARTICLES OF INCORPORATION
FOR
L'AVENIR ASSOCIATION**

ARTICLE 7.1 DEFINITIONS.

Terms appearing in this attachment are as defined in the Condominium Declaration for L'Avenir recorded with the Clerk and Recorder of Larimer County, Colorado or, if not defined in the Declaration, then as defined in the Colorado Revised Nonprofit Corporation Act.

ARTICLE 7.2 PURPOSES AND POWERS.

7.2.1 The Association shall manage the business and affairs of the Common Interest Community described in the Declaration in accordance with the Declaration, the Colorado Common Interest Ownership Act and the Colorado Revised Nonprofit Corporation Act.

7.2.2 The Association shall promote the health, safety, welfare, and common benefit of the Owners in the Common Interest Community.

7.2.3 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 Colorado Common Interest Ownership Act, such other Colorado laws as may apply to the Association, the Declaration, Bylaws, Rules and Regulations, and other governing documents of the Association.

7.2.4 The foregoing statements of purposes shall be construed as statements 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 7.3 MEMBERSHIP AND VOTING.

7.3.1 All Unit Owners shall be Members of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit. Ownership of a Unit shall be the sole qualification for membership. When more than one Person holds an ownership interest in any Lot, all such Persons shall be Members.

7.3.2 The Members shall be of one class, who are the Owners of Lots. The Lot Owners shall elect all Directors (defined in **Article 7.5.2** below) to the Board of Directors, following the period of Declarant control defined below.

7.3.3 Each Lot shall be allocated one vote. The vote shall be cast by the Owner of the Lot and, if the Lot is owned by multiple Owners, those Owners shall designate among themselves a single Owner who is entitled to cast the vote.

ARTICLE 7.4 DECLARANT CONTROL AND TRANSITION.

7.4.1 Notwithstanding any provisions of these Articles to the contrary, the Declarant 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 and remove officers and Directors serving on the Board of Directors as set forth in the Declaration.

7.4.2 Not later than the termination of any period of Declarant control, the Lot Owners shall elect a Board of Directors consisting of the number of Directors set forth below, the qualifications of whom comply with the Declaration.

ARTICLE 7.5 BOARD OF DIRECTORS.

7.5.1 The business and affairs of the Association shall be conducted, managed, and controlled by a Board of Directors which shall exercise all the powers conferred on the Association by these Articles of Incorporation, the Bylaws, the Colorado Common Interest Ownership Act, and the Colorado Revised Nonprofit Corporation Act.

7.5.2 The Board of Directors shall consist of the number of Directors set forth in the Declaration.

ARTICLE 7.6 LIABILITY OF DIRECTORS AND OFFICERS.

Any Director serving on the Board of Directors and any officer of the Association who has been appointed by the Declarant is required to exercise the care required of a fiduciary of the Lot Owners. Any Director serving on the Board of Directors or any officer of the Association who is not appointed by the Declarant shall not be liable, to the fullest extent permitted by law, for monetary damages for breach of fiduciary duty as a Director, or for any other actions or omissions in the performance of such Director's duties, except for wanton and willful acts or omissions.

ARTICLE 7.7 DISSOLUTION.

The Association may be dissolved in connection with the termination of the Common Interest Community only by written agreement of the Owners of Lots to which at least 67% of the votes in the Association are allocated. In connection with the termination of the Common Interest Community and the dissolution of the Association, the assets of the Association shall be disposed of in accordance with the Colorado Common Interest Ownership Act, as amended.

ARTICLE 7.8 AMENDMENT.

These Articles may be amended (by either (a) modifying or deleting any existing provisions or (b) adding new provisions) by the affirmative vote of the Owners of Lots to which at least 67% of the votes in the Association are allocated.