

ARTICLES OF INCORPORATION
OF
SPRINGMEADOWS CONDOMINIUM ASSOCIATION
(A Non-Profit Corporation)

We, the undersigned natural persons of the age of twenty-one (21) years or more, acting as incorporators of a corporation under the Colorado Corporations Not For Profit Act, adopt the following Articles of Incorporation for such corporation.

ARTICLE I

Name

The name or title by which the corporation shall be known in law is: "SPRINGMEADOWS CONDOMINIUM ASSOCIATION."

ARTICLE II

Period of Duration

The period of its duration is perpetual.

ARTICLE III

Purposes

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

1. To govern the condominium properties situate in the City of Fort Collins, County of Larimer, State of Colorado, which is called "Springmeadows, a Condominium."
2. To develop a community designed for safe, healthful and harmonious living.
3. To promote the collective and individual property and civil interest and rights of all persons, firms, and corporations owning property in Springmeadows, a Condominium.
4. To care for the improvements and maintenance of the common areas, gateways, public easements, streets, parkways, grass plots,

parking areas, and any and all facilities of any kind dedicated to the use of the members of this corporation and other open spaces and other ornamental features of Springmeadows, a Condominium, which now exist or which may hereafter be installed or erected therein.

5. To aid and cooperate with the members of this corporation in the enforcement of such declarations, conditions, covenants and restrictions on or appurtenant to their property as are now in existence, as well as any other declarations, conditions, covenants and restrictions as shall hereafter be approved as provided in the By-Laws.

6. To provide to its members the "general common element" as defined by the Condominium Declarations of Springmeadows, a Condominium, and the laws of the State of Colorado, as made and provided.

7. In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portion of Springmeadows, a condominium, and their property interest therein.

ARTICLE IV

Powers

The corporation shall have the following powers:

1. The purposes as set forth in Article III above shall be interpreted both as purposes and powers.

2. To have one or more offices and to conduct and carry on any of its business at any place in the State of Colorado as may be determined upon by its directors.

3. All powers granted by the Colorado Corporation Not For Profit Act.

ARTICLE VDissolution

No member shall have any right, title or interest in the assets of the corporation and in the event of dissolution the assets of the corporation shall be liquidated as quickly as possible, the liabilities of the corporation paid, and the balance of the funds on hand shall be donated to a like corporation which is organized not for profit.

ARTICLE VIInitial Registered Office and Agent

1. The address of the initial registered office of the corporation shall be:

Suite 870
Savings Building
Fort Collins, Colorado 80521
Larimer County

and the name of its initial registered agent at such address is Billy B. Wyatt.

ARTICLE VIIDirectors

The number of directors who shall conduct and manage the business and affairs of the corporation shall be not less than three (3) nor more than fifteen (15), and the following are hereby designated as directors of the corporation during the first year of its existence or until their successors are duly elected and qualified:

<u>Name</u>	<u>Address</u>
Jack R. Hahn	1639 Lemay Fort Collins, Colorado 80521
Billy B. Wyatt	601 Birky Place Fort Collins, Colorado 80521
Stanley E. Weston	544 Columbine Estes Park, Colorado 80517
Gus Nottberg	2905 Bent Drive Loveland, Colorado 80537

ARTICLE VIIICompensation

No director of the corporation shall receive any pecuniary profit from the corporation or its operation; nor member of the corporation shall receive any pecuniary profit from the corporation or its operation except reasonable compensation for services performed in effecting one or more of its purposes.

ARTICLE IXMembership-By-laws

Qualifications for membership in the corporation shall be set forth in its By-Laws which shall describe the powers and duties of the directors of the corporation, and the directors or members of the corporation, as may be provided in the By-Laws, shall have the power, from time to time, to make, alter and amend such prudential By-Laws as they shall deem proper for the management of the business and affairs of said corporation.

ARTICLE XIncorporators



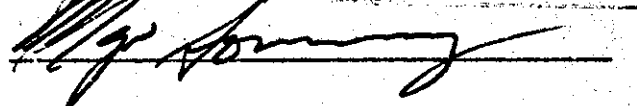
The name and address of each incorporator is:

Billy B. Wyatt
601 Birky Place
Fort Collins, Colorado 80521

Jack R. Hahn
1639 Lemay
Fort Collins, Colorado 80521

Mayo Sommermeyer
135 Palmer Drive
Fort Collins, Colorado 80521

IN WITNESS WHEREOF, we have hereunto set our hands at Fort Collins, Colorado, this 25th day of May, 1972.

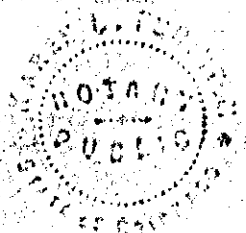
STATE OF COLORADO)
COUNTY OF LARIMER) ss.

I, KAREN L. PURINTUN, a notary public, hereby certify that on the 25th day of May, 1972, personally appeared before me, Billy B. Wyatt, Jack R. Hahn and Mayo Sommermeyer, who being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of May, 1972.

My commission expires: 2-20-75

Karen L. Purintun
Notary Public



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ARTICLES OF INCORPORATION

SPRINGMEADOWS CONDOMINIUM ASSOCIATION

DOMESTIC
NOT FOR PROFIT

Filed in the office of the Secretary of
State, of the State of Colorado, on the

26th day of May A. D. 1972

BYRON A. ANDERSON
Secretary of State

Filing Clerk Sunahara Fees \$10.

Old Age Pension Fund _____

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This document has been inspected
and properly Entered on the Re-
cords of The Flat Tax Department.

Date June 1 1972

Urbostich Clerk

OKM

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