

STATE OF COLORADO



SI. TE

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, 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

-----LAXE CLIFFE CONDOMINIUM ASSOCIATION-----
(A COLORADO NONPROFIT CORPORATION)

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

Dated this---Twenty-Sixth--- *day of* -----October----- *A. D.* 19 70

Byron A. Anderson
SECRETARY OF STATE
Jeremiah J. Jounelle
DEPUTY



ARTICLES OF INCORPORATION
OF
LAKE CLIFFE CONDOMINIUM ASSOCIATION
(A Colorado Corporation Not for Profit)

We, the undersigned natural persons of the age of twenty-one years or more, acting as incorporators in order to incorporate and establish a corporation pursuant to the Colorado Corporation Code, hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the Corporation is:

LAKE CLIFFE CONDOMINIUM ASSOCIATION

ARTICLE II

The period of duration of its corporation is perpetual.

ARTICLE III

The purposes for which the Corporation is organized are as follows:

1. To govern the condominium property situate in the County of Summit, State of Colorado, known as Lake Cliffe Condominium units as described more fully in that certain "Condominium Declaration for Lake Cliffe" to be filed for record in Summit County, Colorado.
2. To take and hold by purchase, gift, bequest, devise, lease, or assignment, either absolutely or in trust for any of its purposes, any property, real, personal or mixed, without limitation as to amount or value thereof, and, while the owner thereof, to exercise and enjoy all of the rights, powers and privileges of ownership to the same extent as a natural person might or could; to operate, use, manage, improve, mortgage, pledge, lease, assign, sell,

transfer, convey or otherwise dispose of any such property, real, personal or mixed; to invest and reinvest its funds, either principal or income, in any securities or property of whatsoever character deemed proper by its directors for such investment; and, generally to employ, donate and expend the property and funds of the corporation for the purposes contained in this paragraph and those other and further purposes stated more fully in the Condominium Declaration for Lake Cliffe.

3. To make, enter into and perform contracts of every kind and description, necessary, advisable or expedient in carrying out the purposes of the corporation, with any person, firm, association, corporation, municipality, body politic, district, County, State or other governmental unit.

4. To act as trustee or attorney in fact for Condominium unit owners whenever so designated or authorized to do so by such owners, without termination due to death or disability of such owner as provided in 1963 C.R.S.

118-15-5.

5. To have one or more offices and to conduct and carry on any of its business at any place either within or without the State of Colorado, as may be determined by its Board of Directors.

6. In addition to the above, to do everything necessary, proper, advisable, or convenient for the accomplishment of the purposes herein, and to do all other things incidental thereto, or connected therewith, which are not forbidden by the Colorado Corporation Code, by any other law, or by these Articles of Incorporation or the Condominium Declaration for Lake Cliffe, and to do so in any state, territory, district, possession, dependency, or other political subdivision of the United States of America, or in any foreign country, to the extent that such purposes

are not forbidden by such subdivision of the United States or such foreign country.

ARTICLE IV

No member of the Association shall have any individual right, title, or interest in the assets of the Corporation and, in the event of dissolution and termination of its activities, its assets shall be liquidated and its debts paid in full; and, after it has fully complied with the applicable provisions of the Colorado Corporation Code relating to dissolution, any remaining balance shall be transferred to any other corporation not for profit having one or more purposes in common with the purposes of this Corporation, and provided further that no part of any such funds shall inure to the benefit of any individual member.

ARTICLE V

The management of the Corporation shall be vested in the Board of Directors and may be partially delegated by the Board of Directors to or among such committees as may be appointed by the Board of Directors from among its membership. The initial Board of Directors shall be established in Article VI infra until its successors are duly elected and qualified according to the bylaws of the corporation. The initial Board shall consist of six members. The number of directors thereafter shall be fixed by the bylaws of the corporation and said Board of Directors shall be empowered to appoint a managing agent.

ARTICLE VI

The names and addresses of the original Board of Directors shall be:

<u>Name</u>	<u>Address</u>
Dean Stone	701 East Orchard Avenue Littleton, Colorado 80120
William Shroyer	1301 South Ingalls Street Denver, Colorado 80226

Alex Horst	2600 Crabapple Court Golden, Colorado 80401
Ralph W. Horst	10371 North Colorado Blvd. Denver, Colorado 80229
Rod Weese	1620 Court Place Denver, Colorado 80202
Clarence W. Button	3131 East Alameda Avenue Denver, Colorado 80209

ARTICLE VII

No director or member of the Corporation shall receive any pecuniary profit from the Corporation or its operations, except reasonable compensation for services performed in effecting one or more of its purposes as such. Compensation may be set by the Board of Directors from time to time. No contract or other transaction between the corporation and any other person, firm, partnership, corporation, trust, joint venture, syndicate or other entity shall be in any way affected or invalidated solely by reason of the fact that any director, officer, or member of the Corporation is pecuniarily or otherwise interested in or is a director, officer, shareholder, employee, fiduciary or member of any such entity, or solely by reason of the fact that any director, officer or member of the Corporation individually, or any entity in which any director or officer is in any way interested in a contract or other transaction of the Corporation.

ARTICLE VIII

The address of the initial registered office of the Corporation shall be 1620 Court Place, Denver, Colorado 80202, and the initial registered agent at that address shall be Rod Weese.

ARTICLE IX

Membership in the association shall be automatically awarded to each owner of an individual condominium air space unit, and voting of said members shall be regulated as provided for in the condominium declarations and the bylaws.

ARTICLE X

The Corporation, through its Board of Directors, shall make, adopt and maintain such Bylaws as it shall deem proper for the management of the business and internal affairs of the Corporation, and may alter and amend same from time to time.

ARTICLE XI

The name and address of each incorporator is:

<u>Name</u>	<u>Address</u>
Dean Stone	701 East Orchard Avenue Littleton, Colorado 80120
William Shroyer	1301 South Ingalls Street Denver, Colorado 80226
Alex Horst	2600 Crabapple Court Golden, Colorado 80401
Ralph W. Horst	10371 North Colorado Blvd. Denver, Colorado 80229
Rod Weese	1620 Court Place Denver, Colorado 80202
Clarence W. Button	3131 East Alameda Avenue Denver, Colorado 80209

ARTICLE XII

These Articles of Incorporation may be amended from time to time in the manner permitted by the laws of the State of Colorado then in effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Denver, Colorado, this 21st day of October, 1970.

Dean Stone (Seal)

William Shroyer (Seal)

Ralph W. Horst (Seal)

Alex Horst (Seal)

Rod Weese (Seal)

Clarence W. Button (Seal)

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

I, Jewel E. Daugherty, a Notary Public in and for the State of Colorado, hereby certify that on the 21st day of October, 1970, personally appeared before me, Dean Stone, William Shroyer, Alex Horst, Ralph W. Horst, Rod Weese and Clarence W. Button, who, being by me first duly sworn, declared that they are the persons who signed the foregoing Articles of Incorporation as incorporators and that the statements contained therein are true.

My Commission expires: June 16, 1974.


Jewel E. Daugherty
Notary Public

223677

ARTICLES OF INCORPORATION

LAKE CLIFFE CONDOMINIUM ASSOCIATION

NOT FOR PROFIT
DOMESTIC

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

26th day of October A. D. 1970

BYRON A. ANDERSON
Secretary of State

Filing Clerk Sunahara Fees \$10

Old Age Pension Fund _____

This document has been inspected
and properly entered in the
books of the Flat Tax Department.

Date October 28, 1970
Constrata Clerk

RECORDED
ROLL 162 PAGE 618

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SS: FORM DFI
(Rev 6/73)

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

FILED in the office of the Secretary of
State of the State of Colorado
BYRON A. ANDERSON
Secretary of State

8/22/73
2630-12

To the Secretary of State
of the State of Colorado

Pursuant to the provisions of the Colorado Corporation Act, the undersigned corporation, organized under the laws of the State of COLORADO, submits the following statement for the purpose of changing its registered office or its registered agent, or both, in the State of Colorado:

First: The name of the corporation is Lake Cliffe Condominium Association

Second: The address of its REGISTERED OFFICE is.....

F.A.O. Box 336 Dillon, Colorado 80435

Third: The name of its REGISTERED AGENT is.....

George S. Huiskens

Fourth: The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

Fifth: The address of its place of business in Colorado is F.A.O. Box 336, Dillon,

Colorado 80435

Lake Cliffe Condominium Association (Note 1)

By George S. Huiskens (Note 2)
President

STATE OF COLORADO
City & County of Denver

Before me, Betty M. Eby, a Notary Public in and for the said County and State, personally appeared George S. Huiskens who acknowledged before me that he is the president of Lake Cliffe Condominium Association a Colorado corporation, that he signed the foregoing, and that the statements contained therein are true.

In witness whereof I have hereunto set my hand and seal this 17th day of August A. D. 1973

My commission expires November 18, 1975

Betty M. Eby
Notary Public

- Notes: 1. Exact corporate name of corporation making the statement.
- 2. Signature and title of officer signing for the corporation, - must be President or Vice-President except for nonprofit.
- 3. Signature of Notary Public must be exactly as shown on Notarial Seal, and must agree with notarial commission.
- 4. This document must be typewritten.

State of Colorado
SECRET

FORM 671
(Rev. 6-73)

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

203257

To the Secretary of State
of the State of Colorado

Pursuant to the provisions of the Colorado Corporation Act, the undersigned corporation, organized under the laws of the State of Colorado, submits the following statement for the purpose of changing its registered office or its registered agent, or both, in the State of Colorado.

First: The name of the corporation is Lake Cliffe Condominium Association

Second: The address of its REGISTERED OFFICE is P.O. Box 335, Dillon, Colorado
80435

Third: The name of its REGISTERED AGENT is William T. Burris

Fourth: The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

Fifth: The address of its place of business in Colorado is 160 E. LaBonte St., Dillon,
Colorado 80435

Lake Cliffe Condominium Association

By William T. Burris (Note 2)
President

STATE OF Colorado
County of Summit

before me, Ronald L. Santer, a Notary Public in and for the said County and State, personally appeared William T. Burris, who acknowledged before me that he is the President of Lake Cliffe Condominium Association, a Colorado corporation, that he signed the foregoing, and that the statements contained therein are true.

In witness whereof I have hereunto set my hand and seal this 25th day of September, A. D. 19 75.

My commission expires June 7, 1977

Ronald L. Santer
Notary Public

- Notes 1. Exact corporate name of corporation making the statement.
- 2. Signature and title of officer signing for the corporation. Must be President or Vice President except for nonprofit.
- 3. Signature of Notary Public must be exactly as shown on Notarial Seal, and must appear on notarial commission.
- 4. This document must be typewritten.

STUART COPY
Filing fee \$3.00

RECORDED
ROLL 384 PAGE

STATE OF COLORADO
STATEMENT OF CHANGE
OF

REGISTRATION

1977

REGISTERED OFFICE AND/OR REGISTERED AGENT

1. The exact Corporate Name, current Registered Office & current Registered Agent are:

35589.4

The Corporation herein makes the following statement:

2. The State or Country of incorporation is Colorado

1617

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:
Phyllis M. Hornegay

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

6. The complete street address of the Corporation's principal place of business in Colorado is
109 E. Larimer, Denver, Colorado 80431

7. (If this statement is executed by the Registered Agent) A copy of this statement has been forwarded to the corporation.



STATE OF Colorado
COUNTY OF Denver

SECRETARY OF STATE, STATE
Phyllis M. Hornegay

Pursuant to the provisions of Title 7, C.R.S. 1973, I, Phyllis M. Hornegay
Pres. of Lake Cliffe Condominium Association, Inc. Colorado
(Title) (Corporate Name) (State or Country of Incorporation)

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

Corporate Name Lake Cliffe Condominium Assoc., Inc.
Phyllis M. Hornegay
(Authorized Signature)
Title President
(President or Vice President)

Subscribed and sworn to before me this 18th day of September
My commission expires December 31, 1977
[Signature]
Notary Public

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

Agent are

GARY B. OSTWALD
AGENT FOR -
Lakecliffe Condominium Association
INC.
109 DILLON MALL, SUITE 5
BOX 1022
DILLON, CO 80425

COLO. DEPT. OF STATE
02-1248
438351 228

The Corporation named here makes the following statement

1 The State or Country of Incorporation is Colorado

2 The complete street address of the Corporation's REGISTERED OFFICE shall be changed to
109 Dillon Mall, Suite 5, Dillon, Colorado 80435 Box 1766

4 The name of the Corporation's SUCCESSOR REGISTERED AGENT IS
Gary B. Ostwald

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

3 The complete street address of the Corporation's principal place of business in Colorado is
109 Dillon Mall, Suite 5, Dillon, Colorado 80435

STATE OF Colorado
COUNTY OF Dillon

Pursuant to the provisions of Title 7, C.R.S. 1673 I, Meyer M. Saltzman, C.P.A. the
President of Lakecliffe Condominium Association (Name of President or a Vice-President)
(Title) (Corporate Name) Colorado (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 true, correct and complete

Corporate Lakecliffe Condominium Association
By Meyer M. Saltzman (Authorized Signature)
President

Subscribed and sworn to before me this 19th day of May
My commission expires June 1, 1984

James H. P...
Notary Public

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

DN 0221077

PLEASE TYPE OR PRINT CLEARLY PLEASE READ INSTRUCTIONS ON REVERSE SIDE

1 The exact Corporate Name, current Registered Office & Agent Registered FOR OFFICE USE

Agent AG

Agent AG
160 E. LaBonte St
Summit, CO 80435

MAY 9 1984 9:46

The Corporation named herein makes the following statement:

2 The State or Country of incorporation is Colorado

3 The complete street address of the Corporation's REGISTERED OFFICE shall be changed to:
160 E. LaBonte St Box 336 D.H.O. 80435
4 The name of the Corporation's SUCCESSOR REGISTERED AGENT IS
Columbine Management Co.

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

6 The complete street address of the Corporation's principal place of business in Colorado is 160 E. LaBonte St

STATE OF Colorado
COUNTY OF Summit

X Lake Cliff Condominium Association (Note 1)
President
By Peter C. Blum (Note 2)
Its _____ President
Its _____ General Partner

Subscribed and sworn to before me this 1st day of May, 1984
My commission expires April 7, 1985

1 2809
Notary Public
Barbara Wilson
Box 26 Silverthorn, CO 80440

Notes: 1. Exact name of corporation or limited partnership making the statement
2. Signature and title of officer signing (for the corporation, must be president or vice president; for a limited partnership, must be a general partner).

SUBMIT THIS STATEMENT WITH PAYMENT TO
CORPORATE REPORT SECTION
DEPARTMENT OF STATE
P.O. BOX 5861
DENVER, CO 80217-5861

Filing Fee \$5 00

38 Form DFI
Rev 1/84

COMPUTER UPDATE COMPLETE