

STATE OF COLORADO



DEPARTMENT OF
STATE

CERTIFICATE

I, NATALIE MEYER, Secretary of State of the State of Colorado hereby certify that the prerequisites for the issuance of this certificate have been fulfilled in compliance with law and are found to conform to law.

Accordingly, the undersigned, by virtue of the authority vested in me by law, hereby issues A CERTIFICATE OF INCORPORATION
TO FOUR ELK PROPERTY OWNERS ASSOCIATION, INC., A NONPROFIT CORPORATION.



Natalie Meyer
SECRETARY OF STATE

DATED: JUNE 15, 1987

SECRETARY OF STATE
RECEIVED

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NONPROFIT

Duplicate original

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ARTICLES OF INCORPORATION
OF

FOUR ELK PROPERTY OWNERS ASSOCIATION, INC.

FILED
JUN 15 1987
STATE OF COLORADO
DEPARTMENT OF STATE

The undersigned incorporators, for the purpose of forming a Nonprofit Corporation under the general Not-For-Profit Corporation laws of the State of Colorado, do hereby adopt the following Articles of Incorporation for such Corporation.

I.

NAME. The name of the Corporation is FOUR ELK PROPERTY OWNERS ASSOCIATION, INC.

II.

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

(a) To manage, protect, reserve, and develop the roads, pond area, picnic area, and any other common areas owned or managed by the Association, and to provide for their maintenance, repairs, and beautification.

(b) To promote the health, safety, and welfare of the residents within Four Elk Camp Subdivision, a platted subdivision as recorded in the office of the clerk and Recorder, Chaffee County, Salida, Colorado.

(c) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from any covenants or restrictions applicable to the above designated subdivision.

(d) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments to the lot owners pursuant to

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the terms of the Declaration of Covenants; to pay all expenses in connection therewith, and all office or other expenses in connection with the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the Association or the property thereof.

(e) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association.

(f) To borrow money, mortgage, pledge, deed of trust, or hypothecate any and all of it's real or personal property as security for money borrowed or debts incurred.

(g) To otherwise have and to exercise any and all powers, rights and privileges which a corporation organized under the general Nonprofit Corporation laws of the State of Colorado may now or hereafter have or exercise, and not for pecuniary profit or financial gain. No part of the assets, income, or profit of the Corporation shall be distributed to or inure to the benefit of its members, directors, or officers except to the extent permitted under the Nonprofit Corporation laws.

III

PLACE OF BUSINESS. The business and operations of the Corporation are to be conducted principally within the County of Chaffee, State of Colorado.

IV

MEMBERSHIP. The authorized number and qualifications of members of the Association, the property, voting, and other rights and privileges of members, and their liability for dues and assessments and the method of collection thereof, shall be set forth in the By-laws of the

Association as such By-laws are in effect from time to time.

V

ADDRESS FOR NOTICE. The post office address to which the Secretary of State shall mail a copy of any notice required by law is 18705 Wagon Trail, Buena Vista, Colorado 81211

VI

AMENDMENTS. The amendment of these Articles shall require the assent (by vote or written consent) of the members representing at least seventy five percent (75%) of the voting interest then entitled to vote provided in the By-laws as such By-laws are in effect from time to time.

VII

PROHIBITED ACTIVITIES. No part of the activities of the Corporation shall be carrying on propaganda, or otherwise attempting to influence legislation, or participating in, or intervening in (including the publication or distribution of statements), and political campaign on behalf of any candidate for public office.

VIII

DURATION. The period of duration of the Corporation shall be perpetual.

IX

DISTRIBUTION ON DISSOLUTION OR LIQUIDATION. In the event of the liquidation or dissolution of the Corporation, whether voluntary or

involuntary, no member shall be entitled to any distribution or division of its remaining property or its proceeds, and the balance of all money and other property received by the Corporation from any source, after the payment of all debts and obligations of the Corporation shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable, educational, and scientific purposes as provided for and within the indendment of the United States Internal Revenue Code, and the regulations thereunder as the same now exist or as they may hereafter be amended from time to time. Such distribution may be made by decree of any court having jurisdiction, petition therefor by the Attorney General, or by any person concerned in the liquidation.

X

REGISTERED AGENT. The Corporation designated Robert D. Conover who resides at 18705 Wagon Trail, Buena Vista, Colorado 81211, and whose mailing address is P.O. Box 808 Buena Vista, Colorado 81211 its registered agent in this state whom process against the Corporation may be served.

XI

NUMBER OF DIRECTORS. The number of Directors shall be not less than two or more than five. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Name	address
1. Irene Cann	34225 Surrey Lane Buena Vista, Colo. 81211
2. Robert D. Conover	18705 Wagon Trail Buena Vista, Colo. 81211

XII

INCORPORATORS. The names and addresses of the incorporators are:

Name	Addresses
Irene D. Cann	same
Robert D. Conover	same

IN WITNESS whereof, these Articles of Incorporation have been executed in duplicate on the 29th day of May, 1987.

Irene D. Cann

Robert D. Conover

STATE OF COLORADO)
County of Chaffee) ss.

Irene D. Cann and Robert D. Conover personally appeared before me, and being by me first duly sworn, declare that the foregoing Articles of Incorporation were executed by them, and that the statements made therein are true.

IN WITNESS whereof I have hereunto set my hand and seal this 29th day of May, 1987.

Judith A. Sewell
Notary Public

My Comm. Expires: 4-23-90

P.O. Box 78, Buena Vista, CO 81211
Address