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**ARTICLES OF INCORPORATION**

**HARMONY VILLAGE PROPERTY OWNERS' ASSOCIATION**

**A Colorado Nonprofit Corporation**

FILED  
DONETTA DAVIDSON  
COLORADO SECRETARY OF STATE

The undersigned person, acting as incorporator of this Corporation under the Colorado Nonprofit Corporation Act, signs and acknowledges the following Articles of Incorporation.

**ARTICLE ONE:** The name of this Corporation shall be Harmony Village Property Owners' Association, a Colorado Nonprofit Corporation.

**ARTICLE TWO:** This Corporation shall have a perpetual existence.

**ARTICLE THREE:** The purpose for which this Corporation is organized is to serve as the Association for Harmony Village, a Planned Unit Development subdivision of the City of Fort Collins, Larimer County, Colorado. The Association shall serve pursuant to a recorded document setting forth Easements, Covenants, and Restrictions for Harmony Village in Fort Collins, Colorado, (the "Declaration"), as such document may be amended or supplemented from time to time hereafter. The Corporation may conduct any lawful activity pursuant to the Colorado Revised Nonprofit Corporation Act in fulfilling such purpose.

**ARTICLE FOUR:** In addition to all other powers lawfully enjoyed by it, this Corporation shall have all powers granted associations by the Colorado Common Interest Ownership Act, unless specifically limited in the Declaration. Without limiting the generality of the foregoing, this Corporation shall have all powers set forth in Section 38-33.3-302 of said Colorado Common Interest Ownership Act.

**ARTICLE FIVE:** Upon dissolution of this Corporation, its assets shall be applied and distributed in accordance with Title 7, Article 134 of the Colorado Revised Statutes. Unless a different plan is properly adopted in accordance with said Article 134, the assets available upon dissolution of this Corporation, after payment of all obligations and liabilities of this Corporation, shall be distributed to its members in accordance with Section 38-33.3-218 of the Colorado Common Interest Ownership Act or the corresponding section of any successor statute to the Colorado Common Interest Ownership Act.

**ARTICLE SIX:** This Corporation shall indemnify its directors, officers, employees, and agents to the fullest extent allowed by Colorado law, as authorized by Colorado Revised Statute 7-129-101 through 7-129-108. The directors, officers, and voting members of this Corporation shall have the benefit of the limitations on personal liability for any injury to person or property arising out of a tort as set forth in Colorado Revised Statute 7-128-402(2), or any successor to said statutory provision. The directors of this Corporation shall also have the benefit of the limitation on personal liability set forth in Colorado Revised Statute 7-128-402(1), or any successor to such statutory provision.

**ARTICLE SEVEN:** The membership of this Corporation shall at all times consist exclusively of the owners of lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, and 12 within Harmony Village Planned Unit Development, in the City of Fort Collins, Larimer County, Colorado, or, upon termination of the common interest community, all former owners of lots entitled to distributions of proceeds under Section 38-33.3-218 of the Colorado Common Interest Ownership Act or their heirs, personal representatives, successors, or assigns.

**ARTICLE EIGHT:** The address of the initial registered office of this Corporation is 425 West Mulberry, Suite 112, Fort Collins, Colorado 80512.

The name of its initial registered agent at such address is Dave Williams, Liggett, Smith & Williams, P.C., 425 West Mulberry, Suite 12, Fort Collins, Colorado 80521.

**ARTICLE NINE:** The address of the principal office of this Corporation is 11506 Nicholas Street, Omaha, Nebraska 68154.


**ARTICLE TEN:** The number of directors constituting the initial Board of Directors of the Corporation is one. Said Director shall serve until the first meeting of the Corporation, at which time the Board of Directors shall be enlarged to five (5) members. The name and address of the initial Director is:

Michael Carter  
11506 Nicholas Street  
Omaha, Nebraska 68154

**ARTICLE ELEVEN:** The name and address of the incorporator is:

Dave Williams  
Liggett, Smith & Williams, P.C.  
425 West Mulberry, Suite 112  
Fort Collins, Colorado 80521

Witness my hand this 23<sup>d</sup> day of July, 1999.

  
\_\_\_\_\_  
Dave Williams

STATE OF COLORADO    )  
  ) ss.  
County of Larimer     )

The foregoing instrument was acknowledged before me this 23<sup>d</sup> day of July, 1999, by Dave Williams.

Witness my hand and official seal.

My commission expires: March 12, 2002



K. Elizabeth Moore  
Notary Public

Dave Williams hereby consents to appointment as the initial registered agent for HARMON HOME LEASE PROPERTY OWNERS' ASSOCIATION.

Dave Williams  
Dave Williams, Registered Agent