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Colorado Secretary of State
 Date and Time: 06/01/2015 09:04 AM
 ID Number: 20151365539
 Document number: 20151365539
 Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

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 Business Park at 2534 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 375 E. Horsetooth Rd, Ste 3-100
(Street number and name)

Fort Collins CO 80525
(City) (State) (ZIP/Postal Code)

United States
(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)
(Caution: Do not provide both an individual and an entity name.)

Mountain-n-Plains, Inc.

Street address 375 E. Horsetooth Rd, Ste 3-100
(Street number and name)

Fort Collins CO 80525
(City) (State) (ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) CO _____
(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)

Thompson Ranch Development Co.

(Caution: Do not provide both an individual and an entity name.)

Mailing address

5255 Ronald Reagan Blvd., #220

(Street number and name or Post Office Box information)

Johnstown CO 80534
(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:

See attachment

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:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes. This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

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

Gast	Richard	S.	
(Last)	(First)	(Middle)	(Suffix)
323 S. College Avenue, Suite 1			
(Street number and name or Post Office Box information)			
Fort Collins	CO	80524	
(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.)

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

Disclaimer:

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**ATTACHMENT TO
ARTICLES OF INCORPORATION
FOR BUSINESS PARK AT 2534 ASSOCIATION**

ARTICLE 7.1 DEFINITIONS.

Terms appearing in this attachment are as defined in the Declaration of Street Maintenance Covenants for the Business Park at 2534 ("Declaration"), 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, as amended ("CRNCA").

ARTICLE 7.2 PURPOSES AND POWERS.

7.2.1 The Association shall perform the street and directional signage maintenance, repair and replacement obligations described in the Declaration, together with such other functions as are described in the Declaration.

7.2.2 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 an association such as the Association under the Declaration, Bylaws, Rules and Regulations, other governing documents of the Association and under Colorado law.

7.2.3 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 Each Owner of a Lot shall be a member ("Member") of the Association. There shall be one membership for each Lot. This membership for each Lot shall be automatically transferred upon the conveyance of the Lot.

7.3.2 The Members shall be of one class, who are the Owners owning Lots. The Owners shall elect all Directors (defined in **Article 7.4.2** below) to the Board of Directors.

7.3.3 Each Lot shall be allocated the number of votes set forth on Exhibit A to the Declaration, which allocation is based on the square footage area of each Lot. The votes allocated to a Lot 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 BOARD OF DIRECTORS.

7.4.1 The business and affairs of the Association shall be conducted, managed, and controlled by the Board of Directors which shall exercise all the powers conferred on the Association by these Articles of Incorporation, the Bylaws and the CRNCA.

7.4.2 The Board of Directors shall consist of the number of directors ("Directors") specified from time to time in the Bylaws.

ARTICLE 7.5 LIABILITY OF DIRECTORS.

Any Director serving on the Board of Directors 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 acts or omissions in the performance of such Director's duties, except that this provision does not eliminate or limit the liability of a Director to the Association or its Members for monetary damages for any breach of the Director's duty of loyalty to the Association or its Members, acts or omissions not in good faith or that involve intentional misconduct or knowing violation of law, any other acts specified in the CRNCA or any transaction from which the Director directly or indirectly derived an improper personal benefit.

ARTICLE 7.6 DISSOLUTION.

The Association may be dissolved only by written agreement of Lots to which at least 67% of the votes in the Association are allocated. Upon dissolution of the Association, the Board of Directors shall provide for the distribution of all assets and liabilities of the Association in the following manner:

7.6.1 All liabilities and obligations of the Association shall be paid and discharged or adequate provisions shall be made for payment.

7.6.2 All assets held by the Association requiring return, transfer or conveyance which condition occurs by reason of dissolution shall be returned, transferred or conveyed in accordance with such requirement.

7.6.3 Assets received and held by the Association not subject to liabilities, conditions or use limitations as specified above shall be distributed to the Owners of Lots in equal shares.

7.6.4 Any remaining assets may be distributed to such persons, societies, organizations, governmental entities, political subdivisions, or domestic or foreign corporations, whether for profit or nonprofit, as may be specified in a plan of distribution adopted pursuant to the CRNCA and which is not inconsistent with these Articles of Incorporation.

ARTICLE 7.7 AMENDMENT.

These Articles may be amended in any manner provided by the CRNCA.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Business Park at 2534 Association

is a **Nonprofit Corporation** formed or registered on 06/01/2015 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20151365539.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/28/2015 that have been posted, and by documents delivered to this office electronically through 06/01/2015 @ 10:17:57.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 06/01/2015 @ 10:17:57 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 9204782.



A handwritten signature in blue ink that reads "Wayne W. Williams".

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Confirmation Page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click Business Center and select "Frequently Asked Questions."



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Colorado Secretary of State
 Date and Time: 07/07/2015 03:04 PM
 ID Number: 20151365539
 Document number: 20151443073
 Amount Paid: \$25.00

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Articles of Amendment

filed pursuant to §7-90-301, et seq. and §7-130-105 of the Colorado Revised Statutes (C.R.S.)

- ID number 20151365539
1. Entity name Business Park at 2534 Association
(If changing the name of the corporation, indicate name before the name change)
2. New Entity name
 (if applicable) _____
3. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*
 Other amendments are attached.
4. If the nonprofit corporation's period
 of duration as amended is less than
 perpetual, state the date on which the
 period of duration expires _____
(mm/dd/yyyy)
- or
- If the nonprofit corporation's period of duration as amended is perpetual, mark this box
5. *(Optional)* Delayed effective date _____
(mm/dd/yyyy)
6. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If applicable, mark this box and include an attachment stating the additional information.

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7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing
- Gast Richard S.
(Last) (First) (Middle) (Suffix)
- 323 S. College Avenue, Suite 1
(Street name and number or Post Office Box information)

**ATTACHMENT TO
ARTICLES OF AMENDMENT
FOR BUSINESS PARK AT 2534 ASSOCIATION**

Article 7.6 of the Articles of Incorporation for Business Park at 2534 Association is amended to read in its entirety as follows:

ARTICLE 7.6 DISSOLUTION.

The Association may be dissolved only by written agreement of Lots to which at least 75% of the votes in the Association are allocated. Upon dissolution of the Association, the Board of Directors shall provide for the distribution of all assets and liabilities of the Association in the following manner:

7.6.1 All liabilities and obligations of the Association shall be paid and discharged or adequate provisions shall be made for payment.

7.6.2 All assets held by the Association requiring return, transfer or conveyance which condition occurs by reason of dissolution shall be returned, transferred or conveyed in accordance with such requirement.

7.6.3 Assets received and held by the Association not subject to liabilities, conditions or use limitations as specified above shall be distributed to the Owners of Lots in equal shares.

7.6.4 Any remaining assets may be distributed to such persons, societies, organizations, governmental entities, political subdivisions, or domestic or foreign corporations, whether for profit or nonprofit, as may be specified in a plan of distribution adopted pursuant to the CRNCA and which is not inconsistent with these Articles of Incorporation.