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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 4872 Endeavor Condominium 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 4872 Endeavor Drive
(Street number and name)

Johnstown CO 80534
(City) (State) (ZIP/Postal Code)

United States
(Province – if applicable) (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) Cline Williams Wright Johnson & Oldfather
(Caution: Do not provide both an individual and an entity name.)

Street address 215 Matthew Street
(Street number and name)

Suite 300

Fort Collins CO 80524
(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) Larimer Emergency Telephone Authority
(Caution: Do not provide both an individual and an entity name.)

Mailing address 380 N Wilson Avenue
(Street number and name or Post Office Box information)

Loveland CO 80537
(City) (State) (ZIP/Postal Code)
CO 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 Attached

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)

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

Johnson Jeffrey J.
(Last) (First) (Middle) (Suffix)
c/o Gast Johnson & Muffly PC
(Street number and name or Post Office Box information)
323 S College Ave., Ste. 1
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.

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**ATTACHMENT
TO
ARTICLES OF INCORPORATION
FOR
4872 ENDEAVOR CONDOMINIUM ASSOCIATION**

4. Additional Incorporator(s) – Name and Mailing Address:

Board of County Commissioners of Larimer County, Colorado
200 W. Oak Street
Fort Collins, CO 80521

DEFINITIONS.

Terms appearing in this attachment are as defined in the Condominium Declaration for 4872 Endeavor Condominium (A Common Interest Community) 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.

ARTICLE 7.1 PURPOSES AND POWERS.

7.1.1 The Association shall manage the business and affairs of the Common Interest Community described in the Declaration in accordance with the Declaration, the Colorado Common Interest Ownership Act and the Colorado Revised Nonprofit Corporation Act.

7.1.2 The Association shall promote the health, safety, welfare, and common benefit of the Owners in the Common Interest Community.

7.1.3 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 a common interest community association under the Colorado Common Interest Ownership Act, such other Colorado laws as may apply to the Association, the Declaration, Bylaws, Rules and Regulations, and other governing documents of the Association.

7.1.4 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 7.2 MEMBERSHIP AND VOTING.

7.2.1 Any Owner of a Unit in the Common Interest Community shall be a member of the Association. There shall be one membership for each Unit owned within the Common Interest Community. This membership shall be automatically transferred upon the conveyance of that Unit.

7.2.2 The Members shall be of one class, who are those Unit Owners owning Units as defined in the Declaration. These Unit Owners shall elect all members of the Executive Board, following the period of Declarant control defined below.

7.2.3 The Members shall have the voting rights described in this Article 7.2. Each Unit shall be allocated the number of votes as set forth on Exhibit B to the Condominium Declaration for 4872 Endeavor Condominium.

ARTICLE 7.3 EXECUTIVE BOARD.

7.3.1 The business and affairs of the Association shall be conducted, managed, and controlled by an Executive Board which shall exercise all the powers conferred on the Association by these Articles of Incorporation, the Bylaws, the Colorado Common Interest Ownership Act, and the Colorado Revised Nonprofit Corporation Act.

7.3.2 The Executive Board shall consist of not less than three and not more than five individual Directors, the specific number of Directors to be set forth from time to time by resolution of the Executive Board.

ARTICLE 7.4 LIABILITY OF EXECUTIVE BOARD DIRECTORS.

Any Director on the Executive Board and any officer of the Association who has been appointed by the Declarant is required to exercise the care required of a fiduciary of the Unit Owners. Any Director on the Executive Board or officer of the Association who is not appointed by the Declarant 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 actions or omissions in the performance of such Director's duties, except for wanton and willful acts or omissions.

ARTICLE 7.5 DISSOLUTION.

The Association may be dissolved in connection with the termination of the Common Interest Community only by written agreement of the Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated. In connection with the termination of the Common Interest Community and the dissolution of the Association, the assets of the Association shall be disposed of in accordance with the Colorado Common Interest Ownership Act, as amended.

ARTICLE 7.6 AMENDMENT.

These Articles may be amended (by either (a) modifying or deleting any existing provisions or (b) adding new provisions) by the affirmative vote of the Owners of Units which are at least sixty-seven percent (67%) of the votes in the Association. Each Unit shall be allocated the number of votes as set forth on Exhibit B to the Condominium Declaration for 4872 Endeavor Condominium.