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Articles of Incorporation for a Nonprofit Corporation

filed pursuant to §7-90-301, et seq. and §7-122-101 of the Colorado Revised Statutes (C.R.S)

1. Entity name:

2038 Caribou Condominium Owners Association

(The name of a nonprofit corporation may, but need not, contain the term or abbreviation "corporation", "incorporated", "company", "limited", "corp.", "inc.", "co." or "ltd." §7-90-601, C.R.S.)

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, make the applicable selection):*

- "bank" or "trust" or any derivative thereof
- "credit union" "savings and loan"
- "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

5221 Fox Hills Drive

(Street name and number)

Fort Collins

(City)

CO

(State)

80526

(Postal/Zip Code)

United States

(Province – if applicable)

(Country – if not US)

4. Principal office mailing address:
 (if different from above)

(Street name and number or Post Office Box information)

(City)

(State)

(Postal/Zip Code)

(Province – if applicable)

(Country – if not US)

5. Registered agent: (if an individual):

Neal

(Last)

William

(First)

F.

(Middle)

(Suffix)

OR (if a business organization):

6. The person appointed as registered agent in the document has consented to being so appointed.

7. Registered agent street address:

5221 Fox Hills Drive

(Street name and number)

Fort Collins

(City)

CO

(State)

80526

(Postal/Zip Code)

(City) (State) (Postal/Zip Code)

8. Registered agent mailing address:
(if different from above)

(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)

9. If the corporation’s period of duration is less than perpetual, state the date on which the period of duration expires:

(mm/dd/yyyy)

10. (Optional) Delayed effective date:

(mm/dd/yyyy)

11. Name(s) and address(es) of incorporator(s): (if an individual):

Neal William F.
(Last) (First) (Middle) (Suffix)

OR (if a business organization):

5221 Fox Hills Drive
(Street name and number or Post Office Box information)

Fort Collins CO 80526
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

(if an individual)

(Last) (First) (Middle) (Suffix)

OR (if a business organization)

(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

(if an individual)

(Last) (First) (Middle) (Suffix)

OR (if a business organization)

(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

(If more than three incorporators, mark this box and include an attachment stating the names and addresses of all incorporators.)

- 12. The nonprofit corporation is formed under the Colorado Revised Nonprofit Corporation Act.
- 13. The corporation will **OR** will not have voting members.
- 14. A description of the distribution of assets upon dissolution is attached.
- 15. Additional information may be included pursuant to §7-122-102, C.R.S. and other organic statutes. If applicable, mark this box and include an attachment stating the additional information.

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.

16. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

Neal William F.
(Last) (First) (Middle) (Suffix)
5221 Fox Hills Drive
(Street name and number or Post Office Box information)
Fort Collins CO 80526
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

ARTICLES OF INCORPORATION

OF

2038 CARIBOU CONDOMINIUM OWNERS ASSOCIATION
(a Nonprofit Corporation)

The person designated below who causes these Articles to be delivered for filing, being a natural person of the age of eighteen years or more, acting as incorporator of a nonprofit corporation under C.R.S. §7-121-101, et seq. (the Colorado Revised Nonprofit Corporation Act) states as follows:

ARTICLE 1 Name

The name of this corporation is 2038 CARIBOU CONDOMINIUM OWNERS ASSOCIATION (the Association).

ARTICLE 2 Terms

All capitalized terms shall have the meaning set forth in the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-101 et seq., as amended (the Act), and in the SUBASSOCIATION DECLARATION FOR 2038 CARIBOU CONDOMINIUM OWNERS ASSOCIATION AT TIMBERLINE OFFICE PARK as the same may be amended from time to time (the Declaration).

ARTICLE 3 Duration

The duration of the Association shall be perpetual.

ARTICLE 4 Nonprofit

The Association shall be a nonprofit corporation, without shares of stock. The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members.

ARTICLE 5 Purposes and Powers of the Association

(A) To operate the condominium common interest community known as 2038 Caribou Condominium Owners Association at Timberline Office Park, located in Larimer County, Colorado, in accordance with the requirements for an association of unit owners charged with the administration of certain real and personal property pursuant to the Act, including, without limiting the generality of the foregoing statement, the performance of the acts and services as a nonprofit corporation organized pursuant to the Colorado Revised Nonprofit Corporation Act:

(i) The acquisition, construction, management, supervision, care, operation, maintenance, renewal and protection of all real and personal property and facilities, installations and appurtenances thereto within the Common Interest Community and, insofar as permitted by law, to do any other thing that, in the opinion of the Executive Board, will promote the common benefit and enjoyment of the Unit Owners of the Common Interest Community, and to preserve and enhance the value of such properties of the members.

(ii) The enforcement of any and all covenants, restrictions and agreements applicable to the Common Interest Community, including but not limited to those set forth in the Declaration.

(iii) The preparation of estimates and budgets of the costs and expenses of rendering these services and the performance, or contracting or entering into agreements for the performance, as provided for in or contemplated by this subparagraph (iii); the apportionment of these estimated costs and expenses among the Owners; and the collection of these costs and expenses from the Owners obligated to assume or bear the same; and the borrowing of money for the Associations purposes, pledging as security the income due from Owners and from others, the property of the Association and the Common Elements of the Common Interest Community.

(iv) The promulgation and enforcement of any and all covenants, restrictions, rules and regulations and agreements applicable to the Common Interest Community.

(B)To perform or cause to be performed all other and additional services and acts as are usually performed by managers or managing agents of real estate developments, including, without limitation, keeping or causing to be kept, appropriate books and records, preparing and filing necessary reports and returns, and making or causing to be made audits of books and accounts.

(C)To engage or retain a manager or managing agent, legal counsel, auditors, accountants, appraisers and other persons or services that may be necessary for or incidental to any of the activities described in these Articles of Incorporation.

(D)To do and perform, or cause to be performed, all other necessary acts and services suitable or incidental to any of the foregoing purposes and objects to the fullest extent permitted by law, and to acquire, sell, mortgage, lease or encumber any real or personal property for these purposes.

(E)To promote the health, safety, welfare and common benefit of the Owners of the Common Interest Community and to act as attorney-in-fact for all Owners as more particularly provided in the Declaration and Colorado law.

(F)To do any and all permitted acts, and to have and to exercise any and all powers, rights and privileges which are granted to a Common Interest Community under the Act, the Declaration, the Bylaws of the Association, and the State of Colorado.

(G)To suspend voting and membership rights for violation of provisions of the Declaration or other Governing Documents upon written notice to the Owner, which notice and procedure is acknowledged by all Owners to be fair and reasonable. The suspension of voting rights allowed herein for a violation of the Associations Rules and Regulations shall not exceed sixty (60) days for any one occurrence.

(H)To eliminate or limit liability of members of the Executive Board, committees and officers to the greatest extent allowed by applicable Colorado law, and as more particularly provided in the Bylaws of the Association.

(l) To do any and all permitted acts, and to have and to exercise any and all powers, rights and privileges which are granted to a nonprofit corporation organized pursuant to the Colorado Revised Nonprofit Corporation Act, as the same may be amended from time to time.

The foregoing statements of purpose 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. The Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

ARTICLE 6 Membership Rights and Qualifications

Any person who holds title to 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, which membership shall be automatically transferred upon the conveyance of that Unit. The Association shall have voting members. The vote to which each membership is entitled is the number of votes assigned to the Unit in the Declaration of the Common Interest Community and shall be cast in accordance with the Bylaws of the Association.

ARTICLE 7 Principal Place of Business

The Executive Board shall designate the principal place of business of the Association from time to time. The initial principal place of business shall be 5221 Fox Hills Drive, Fort Collins, Colorado 80526.

ARTICLE 8 Agent for Service

The registered agent of the Association shall be William F. Neal at the registered address of 5221 Fox Hills Drive, Fort Collins, Colorado 80526.

ARTICLE 9 Executive Board

The initial Executive Board shall consist of three (3) persons. This number may be changed by a duly adopted amendment to the Bylaws to any odd number, except that in no event may the number of members of the Executive Board be less than three (3). The names and addresses of the persons who shall serve as members of the Executive Board until their successors shall be elected and qualified are as follows:

DIRECTORADDRESS

William F. Neal5221 Fox Hills Drive
Fort Collins, Colorado 80526

Steve Jouard215 W. Oak Street, 11th Floor
Fort Collins, Colorado 80521

Bryan VanMeveren315 W. Oak Street, Suite 504
Fort Collins, Colorado 80521

The Declarant of the Common Interest Community shall have additional rights and qualifications as provided under the Act and the Declaration, including the right to appoint members of the Executive Board during the Period of Declarant Control.

ARTICLE 10---Limitation of Directors Liability

The personal liability of a director or officer to the Association or its Members for monetary damages for breach of fiduciary duty is limited to the fullest extent provided by law. In addition, the Association shall also indemnify directors and officers to the fullest extent provided by law.

ARTICLE 11Amendment

Amendment of these Articles shall require the assent of the Executive Board and sixty-seven percent (67%) of the voting interests in attendance in person or by proxy, or by written ballot, cast at a meeting of the members at which a

quorum is present.

ARTICLE 12Dissolution

In the event of dissolution of this Association as a corporation, either voluntarily or involuntarily by the members hereof, by operation of law or otherwise, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE 13Interpretation

Express reference is hereby made to the terms and provisions of the Declaration, which shall be referred to when necessary to interpret, construe or clarify the provisions of these Articles. In the event of conflict, the terms of the Declaration shall control over these Articles of Incorporation. In the event of a conflict between the Associations Bylaws and these Articles, these Articles shall control.

ARTICLE 14Incorporator

The name and address of the incorporator is as follows:

William F. Neal
5221 Fox Hills Drive
Fort Collins, Colorado 80526

ARTICLE 15Delivery for Filing

The (a) name or names, and (b) mailing addresses, of any one or more of the individuals who cause this document to be delivered for filing, and to whom the Secretary of State may deliver notice if filing of this document is refused, are:

William F. Neal5221 Fox Hills Drive
Fort Collins, Colorado 80526

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