

NONPROFIT

ARTICLES OF INCORPORATION
OF
HARMONY VALLEY CONDOMINIUM ASSOCIATION

The undersigned hereby signs and acknowledges, for delivery in duplicate to the Secretary of State of Colorado, these Articles of Incorporation for the purpose of forming a nonprofit corporation under Colorado Revised Statutes, § 7-121-101 et. seq. (the "Colorado Revised Nonprofit Corporation Act").

ARTICLE I

NAME

Name. The name of this corporation shall be Harmony Valley Condominium Association. For purposes of these Articles, the corporation is hereinafter referred to as the Association. ^{2000/12/19/99}

ARTICLE II

DURATION

Duration. The period of duration of this corporation shall be perpetual.

ARTICLE III

PURPOSES AND POWERS

Section 3.01. General Purposes. The Association is organized to be and constitute the Association to which reference is made in the Declaration of Covenants, Conditions and Restrictions for Harmony Valley Condominiums ("Condominium Declaration"). The Condominium Declaration is executed or to be executed by Poudre Valley Health Care, Inc., a Colorado nonprofit corporation d/b/a Poudre Valley Healthcare System ("Declarant") and Poudre Health Services District, a Colorado special hospital district. The Condominium Declaration is recorded or to be recorded in the office of the Clerk and Recorder of Larimer County, Colorado ("Recordation"). The Condominium Declaration relates to real property in Larimer County, Colorado, which is subject to the Condominium Declaration as provided therein (the "Condominium"). The Association is not organized in contemplation of pecuniary gain or profit to its members (the "Members").

Section 3.02. Specific Purposes. The specific purposes for which the Association is organized are:

- (a) to exercise all of the rights, powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Condominium Declaration or in any amendment to the Condominium Declaration;

(b) to provide for maintenance, preservation and architectural control in the Condominium, as provided in the Condominium Declaration;

(c) to promote, foster, and advance the common interests of Owners within the Condominium;

(d) to fix, levy, collect and enforce payment of, by any lawful means, assessments and other amounts payable by or with respect to Owners within the Condominium as provided in the Condominium Declaration;

(e) to manage, maintain, repair and improve the Common Elements within the Condominium, and to perform services and functions for or relating to the Condominium, all as provided in the Condominium Declaration;

(f) to enforce covenants, restrictions, conditions and equitable servitudes affecting the Condominium;

(g) to make and enforce rules and regulations with respect to the interpretation and implementation of the Condominium Declaration and the use of any property within the Condominium; and

(h) to establish and maintain the Condominium as property of the highest quality and value, and to enhance and protect its desirability and attractiveness.

Each purpose specified herein is an independent purpose and is not to be restricted by reference to or inference from the terms of any other purpose.

Section 3.03. Powers. The Association shall have all of the powers which a nonprofit corporation may exercise under the Colorado Revised Nonprofit Corporation Act and the laws of the State of Colorado in effect from time to time.

ARTICLE IV

REGISTERED OFFICE AND AGENTS

Initial Registered Office and Registered Agent. The initial principal business address of the Association shall be at 2121 E. Harmony Road, Fort Collins, CO 80528. The initial registered office of the Association shall be at 303 E. 17th Avenue, Suite 1000, Denver, CO 80203-1263. The initial registered agent of the Association is Kalhryn A. Wingard, whose written consent to such appointment as registered agent is incorporated into these articles of incorporation.

ARTICLE V

EXECUTIVE BOARD

Section 5.01. Executive Board. The affairs of the Association shall be managed by an Executive Board. The duties, qualifications, number and term of directors and the manner of their election, appointment and removal shall be as set forth in the Bylaws and the Condominium Declaration.

Section 5.02. Initial Executive Board. The number of the first Executive Board shall be three (3). The names and addresses of the persons who are to serve as the initial directors are as follows:

Name	Address
Keith Chambers	2121 E. Harmony Road Fort Collins, CO 80528
Linda D. Gesick	1024 S. Lemay Avenue Fort Collins, CO 80524
Rulon F. Stacey	1024 S. Lemay Avenue Fort Collins, CO 80524

ARTICLE VI

INCORPORATOR

Incorporator. The name and address of the incorporator is as follows:

Name	Address
Kathryn A. Wingard, Esq.	Pendleton, Friedberg, Wilson & Hennessey, P.C. 303 E. 17th Avenue, Suite 1000 Denver, CO 80203-1263

ARTICLE VII

MEMBERS AND VOTING RIGHTS

Section 7.01. Members. The Association shall have one class of Members. Each owner of a Unit within the Condominium shall be a Member.

