

NOT FOR PROFIT  
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SECRETARY NOT FOR PROFIT  
ARTICLES OF INCORPORATION  
92 FEB 5 10:20  
(NON-PROFIT) OF

FILED  
CO. OF STATE  
468986 E225

PARKSIDE CONDOMINIUM ASSOCIATION AT KNOLLRIDGE, INC.

SECRETARY OF STATE  
REC. DIV.

92 MAR 22 10:30

The undersigned natural persons, being more than twenty-one years of age,  
acting as incorporators, hereby establish a non-profit corporation under and by  
virtue of the Colorado Non-Profit Corporation Act, and adopt the following  
Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation is the Parkside Condominium Association  
at Knollridge, Inc.

ARTICLE II

EXISTENCE

The corporation shall have perpetual existence.

ARTICLE III

PURPOSES

The nature, objects and purposes for which the corporation is organized,  
are as follows:

1. To acquire the ownership of equipment and other tangible personal  
property necessary to properly carry out the intended purposes of the condominium  
project for the benefit of its respective members on a cooperative basis as  
more particularly described in a Declaration of Covenants,

RECEIVED...  
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Conditions and Restrictions of Parkside Condominiums at Knollridge,  
recorded as Reception No. 322824 in the office of the Garfield  
County Clerk and Recorder.

2. To protect, operate and maintain the general and limited common  
elements of the condominiums, subject to such annual or special assessments  
or charges as may be required for the operation, maintenance or improvement  
of, or additions to, the general and limited common elements, or any other  
assets acquired by the corporation, to or for the benefit of the members of  
the corporation.

3. To maintain and insure the condominium project constructed on the  
real property situated in Garfield County, Colorado, more particularly  
described by the map of the Parkside Condominiums at Knollridge, Recorded  
as Reception No. 322824 in the office of the Garfield  
County Clerk and Recorder (hereinafter referred to as "properties"), subject  
to annual and special assessments or charges for such maintenance and  
insurance in accordance with the provisions for same set forth in the aforesaid  
Declaration.

4. To pay taxes, if any, on the property owned by the corporation.

5. To fix assessments to be levied against the properties.

6. To adopt, administer and enforce use restrictions of the properties  
for the benefit of its respective members on a cooperative basis and in accordance  
with the provisions of the aforesaid Declaration.

7. to have and exercise, generally, all powers, and to do and perform all the acts, which shall or may be necessary or proper to carry out and put into effect the purposes for which the corporation is formed including all acts, duties and obligations prescribed by the aforesaid Declaration and as provided by law; provided, however, that the enumeration in these Articles of Incorporation of specific powers shall not be construed to limit or restrict in any manner whatsoever the general powers conferred upon non-profit corporations under the laws of the State of Colorado.

#### ARTICLE IV

##### FINANCES

1. No part of the income or net earnings of the corporation shall inure to the benefit of, or be distributable to, any member, manager or officer of the corporation or any other private individual (except that reasonable compensation may be paid for services actually rendered to or for the corporation, excess membership dues, fees or assessments may be rebated to members, and any officer, manager, agent or employee, or any other person or corporation may be reimbursed for expenses advanced or incurred for the corporation's benefit, upon authorization of the Board of Managers); provided further, that no member, manager or officer of the corporation, nor any other private individual, shall be entitled to share in any distribution of any of the corporate assets on dissolution of the corporation, or otherwise, except as set forth in Paragraph 2 of this Article and Article V.

2. Upon dissolution of the corporation, all of its assets remaining after payment of liabilities shall be paid over and transferred to one or more exempt organizations as are qualified for exemption from Federal Income taxes under Section 501(c) of the Internal Revenue Code, as amended, except that all property received in exchange for shares of stock issued to members, conditioned upon its return in the event of dissolution shall be subject to return, transfer or conveyance in accordance with the provisions of Article V of these Articles of Incorporation. The proceedings for dissolution shall be conducted in accordance with Article 24, Chapter 31, 1973, C.R.S., as amended.

3. Notwithstanding any other provisions hereof, this corporation shall not conduct or carry on any activities not permitted to be conducted or carried on, nor receive any income which is prohibited by an organization qualified as a homeowners association under the provisions of Section 528 of the Internal Revenue Code of 1954, as amended.

#### ARTICLE V

##### MEMBERSHIP AND VOTING RIGHTS

1. The membership and voting rights of the corporation's constituency shall be as set forth in Paragraph 17 of the aforesaid Declaration and as supplemented by this Article V.

2. The corporation shall issue certificates of membership to members in accordance with the By-laws; provided,

however, only one certificate shall be issued for each condominium unit.

3. Each member shall be entitled to vote, either in person or by proxy, the number of certificates registered in his name on the books of the corporation, and in the election of managers, each such voting member shall have the right to vote such number of certificates for as many persons as there are managers to be elected. Cumulative voting shall not be allowed for any purpose.

4. Each membership and the certificate issued to a member shall constitute, and for all purposes of assessments required to carry out the purposes of the corporation, and of any lien therefor or enforcement thereof, shall be construed as, a proportionate right, title and interest in and to all assets owned by the corporation, and as being appurtenant to the real estate owned by each member.

#### ARTICLE VI

#### ASSESSMENTS

1. The Board of Directors of the Corporation shall make such assessments in the manner, amount and for the purposes set forth in the aforesaid Declaration. All assessments made by the Board of Managers under the authority of these Article of Incorporation shall be and become a lien against the certificates or membership issued to members, and the real estate to which the same become appurtenant, and until the same shall have been paid, any such lien shall be and remain a lien against such certificates and real estate and shall be enforced as set forth in the aforesaid Declaration

and are set forth in the By-laws of the corporation.

#### ARTICLE VII

##### REGISTERED AGENT

The address of the initial registered office of the corporation is *756 Cedar Ct* Box 1947, Rifle, Colorado 81650. The name of its initial registered agent at such address is W.D. Ward. The business and affairs of such corporation shall be conducted and carried on within the State of Colorado. The principal office of the corporation shall be located at 756 Cedar Ct., Rifle, Colorado 81650.

#### ARTICLE VIII

##### MANAGERS

The number of managers constituting the initial Board of Managers of the corporation is three and the names and addresses of the persons who are to serve as managers until the first annual meeting of shareholders, or until their successors shall have been duly elected and qualified, are as follows, to wit:

W.D. Ward  
756 Cedar Ct.  
Rifle, CO 81650

Joseph Weaver  
Rifle, CO 81650 - 27653 Hwy. 6624  
Space #1300

Bill Ward  
Rifle, CO 81650 - 139 June Ave.

#### ARTICLE IX

##### INCORPORATORS

The names and addresses of the incorporators are:

W.D. Ward  
756 Cedar Ct.  
Rifle, CO 81650

Joseph Weaver  
Rifle, CO 81650 - 27653 Hwy. 6624  
Space #130)

Bill Ward  
Rifle, CO 81650-139 June Ave.

ARTICLE X

BY-LAWS

The Board of Managers shall adopt By-Laws for the regulation and government of its business and affairs and the issuance and transfer of membership or certificates, which By-Laws may be amended from time to time, as provided therein.

Dated January 20, 1982.

W.D. Ward  
W.D. Ward

Joseph Weaver  
Joseph Weaver

Bill Ward  
Bill Ward

STATE OF COLORADO )  
                          ) ss.  
COUNTY OF GARFIELD )

I, Connie Whalen, a Notary Public in the County and State aforesaid, do hereby certify that W.D. Ward, Joseph Weaver and Bill Ward, who are personally known to me to be in the persons whose names are subscribed to the foregoing Articles of Incorporation, appeared before me this day in person and upon oath to the truth of the facts therein stated and acknowledged that they signed and delivered said instrument of writing of their free and voluntary act.

Given under my hand and official seal this 20<sup>th</sup> day of January, 1982.

My commission expires:

My Commission expires August 9, 1983

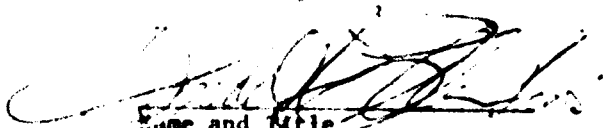
Connie Whalen  
Notary Public

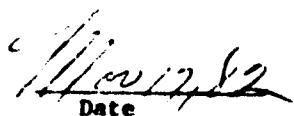
PO Box E  
-7- Rifle, Co 81650

Corporation Section  
Colorado Department of State  
State Social Services Building  
1575 Sherman St., Room 200  
Denver, Colorado

As Agent for Parkside Condominium Association whose Articles of Incorporation are filed in good standing with the Secretary of State, I do hereby give my consent for Parkside Condominiums at Knollridge, Inc. to use the name Parkside Condominium Association at Knollridge, Inc.

Sincerely,

  
Name and Title  
Donald Eller, President

  
Date



MAIL TO:  
COLORADO SECRETARY OF STATE  
CORPORATIONS OFFICE  
1560 Broadway, Suite 200  
Denver, Colorado 80202  
(303) 866-2361

FILED-COLO. DEPT. OF STATE  
698651 NO 25 86

SUBMIT ONE  
Filing fee \$6.00

STATEMENT OF CHANGE OF REGISTERED OFFICE  
OR REGISTERED AGENT OR BOTH.

This document must be typewritten.

DNo 468986

Pursuant to the provisions of the Colorado Corporation Code, the Colorado Nonprofit Corporation Act and the Colorado Uniform Limited Partnership Act of 1981, the undersigned corporation or limited partnership organized under the laws of THE STATE OF COLORADO submits the following statement for the purpose of changing its registered office or its registered agent, or both, in the state of Colorado:

First: The name of the corporation or limited partnership is:

PARKSIDE CONDOMINIUM ASSOCIATION AT KNOWLEDGE, INC.

Second: the address of its REGISTERED OFFICE is

C/O RE/MAX 111 W 3RD RIFLE CO. 81650

Third: The name of its REGISTERED AGENT is

FRED BELL

Fourth: The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

Fifth: The address of its place of business in Colorado is

LOT 3 BLOCK 1 KNOWLEDGE UNIT, RIFLE CO.

PARKSIDE CONDOMINIUM ASSOC. AT KNOWLEDGE, INC. (Note 1)

By William J. [Signature] Pres. (Note 2)

IMPORTANT! PLEASE READ CAREFULLY!  
If you are a not-for-profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.

Its [Signature] president  
Its \_\_\_\_\_ authorized agent  
Its \_\_\_\_\_ registered agent (Note 3)  
Its \_\_\_\_\_ general partner

STATE OF Colorado

COUNTY OF Garfield

Subscribed and sworn to before me this 20th day of November, 19 86

My commission expires 5/31/87

[Signature]  
Notary Public (Note 4)  
0008 Comanchero Trail New Castle, CO 81647  
Address

- Notes: 1. Exact name of corporation or limited partnership making the statement.
- 2. Signature and title of officer signing for the corporation must be president or vice-president; for a foreign corporation without such officers, the authorized agent; for a limited partnership, must be a general partner.
- 3. Regarding profit corporations: This statement may be executed by the registered agent when it involves only a registered address change. A copy of this statement has been forwarded to the corporation by the registered agent.
- 4. Signature of notary public must be exactly as shown on notarial seal, and must agree with notarial commission.

COMPUTER UPDATE COMPLETED

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