

ARTICLES OF INCORPORATION

OF

THE COURTYARDS AT MIRAMONT
P.U.D. COMMUNITY ASSOCIATION

A Colorado Nonprofit Corporation

941130930 \$50.00
SECRETARY OF STATE
11-23-94 11:42

KNOW ALL MEN BY THESE PRESENTS THAT the undersigned person, acting as incorporator of this Corporation under the Colorado Nonprofit Corporation Act, signs and acknowledges the following Articles of Incorporation for such Corporation.

ARTICLE ONE: The name of this Corporation shall be The Courtyards at Miramont P.U.D. Community Association, a Colorado Nonprofit Corporation.

ARTICLE TWO: This Corporation shall have a perpetual existence.

ARTICLE THREE: The purpose for which this Corporation is organized is to serve as the Association for The Courtyards at Miramont in the City of Fort Collins, Larimer County, Colorado, under a recorded Declaration of Covenants, Conditions, and Restrictions. The Corporation may conduct any lawful activity pursuant to the Colorado Nonprofit Corporation Act in fulfilling such purpose.

ARTICLE FOUR: In addition to all other powers lawfully enjoyed by it, this Corporation shall have all powers granted associations by the Colorado Common Interest Ownership Act, unless specifically limited in the Declaration. Without limiting the generality of the foregoing, this Corporation shall have all powers set forth in Section 38-33.3-302 of said Colorado Common Interest Ownership Act.

ARTICLE FIVE: Upon dissolution of this Corporation, its assets shall be applied and distributed in accordance with Colorado Revised Statute 7-26-103, pursuant to a plan of distribution adopted as provided in Colorado Revised Statute 7-26-104.

ARTICLE SIX: This Corporation shall indemnify its directors, officers, employees, and agents to the fullest extent allowed by Colorado law, as authorized by Colorado Revised Statute 7-22-101.5 and by Title 7, Article 109 of the Colorado Revised Statutes. The directors, officers, and voting members of this Corporation shall have the benefit of the limitations on personal liability for any injury to person or property arising out of a tort as set forth in Colorado Revised Statute 7-108-402(2).

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ARTICLE SEVEN: The membership of this Corporation shall at all times consist exclusively of all owners of lots within The Courtyards at Miramont, in the City of Fort Collins, Larimer County, Colorado, or, upon termination of the common interest community, all former owners of lots entitled to distributions of proceeds under Section 38-33.3-218 of the Colorado Common Interest Ownership Act or their heirs, personal representatives, successors, or assigns.

ARTICLE EIGHT: The address of the initial registered office of the Corporation is: 4836 South College Avenue, Fort Collins, Colorado 80525. The name of its initial registered agent at such address is William G. Albrecht.

ARTICLE NINE: The address of the principal office of this Corporation is: 4836 South College Avenue, Fort Collins, Colorado 80525.

ARTICLE TEN: The number of directors constituting the initial Board of Directors of the Corporation is three, and the names and addresses of the persons who are to serve as the initial Directors are:

William G. Albrecht
4836 South College Avenue
Fort Collins, Colorado 80525

Ella Albrecht
4836 South College Avenue
Fort Collins, Colorado 80525

Christopher Harris
4836 South College Avenue
Fort Collins, Colorado 80525

ARTICLE ELEVEN: The name and address of the incorporator is:

William G. Albrecht
4836 South College Avenue
Fort Collins, Colorado 80525

Witness my hand this _____ day of November, 1994.

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)



William G. Albrecht

Subscribed and sworn to before me this _____ day of November, 1994, by William G. Albrecht.

Witness my hand and official seal.

My commission expires April 22, 1998.

Stephanie S. Barber-Haile
Notary Public
425 West Mulberry Street
Suite 112
Fort Collins, Colorado 80521