

ARTICLES OF INCORPORATION 961057773 M \$50.00
OF SECRETARY OF STATE
NONPROFIT SUN DISK CONDOMINIUM ASSOCIATION 04-29-96 12:33

In compliance with the requirements of the Colorado Nonprofit Corporation Act (C.R.S. § 7-20-101, et seq.), the undersigned, a natural person of the age of twenty-one (21) years or more and a resident of the State of Colorado, acting as an Incorporator of a nonprofit corporation, hereby adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of the Corporation is SUN DISK CONDOMINIUM ASSOCIATION, hereinafter called "the Association."

ARTICLE II. REGISTERED OFFICE

The principal office and initial registered office of the Association is located at 3500 JFK Parkway, Suite 221, City of Fort Collins, County of Larimer, State of Colorado, 80525.

ARTICLE III. REGISTERED AGENT

MARK A. LINDER is hereby appointed the initial registered agent of this Association, whose office address shall be the initial registered office of the Association as set forth hereinabove.

ARTICLE IV. INCORPORATOR

The name and address of the Incorporator is:

MARK A. LINDER
3500 JFK Parkway, Suite 221
Fort Collins, CO 80525

ARTICLE V. MEMBERSHIP

The Association shall have members. Any person who holds title to a Unit in the Common Interest Community shall be a member

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of the Association. There shall be one (1) membership for each Unit owned within the Common Interest Community. The membership shall be automatically transferred upon the conveyance of that Unit.

ARTICLE VI. DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than sixty-seven percent (67%) of the members and all first mortgagees of Lots within the Common Interest Community. Upon dissolution of the Association, 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 VII. PURPOSES AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to operate the Common Interest Community known as SUN DISK CONDOMINIUMS in SUN DISK VILLAGE, a planned unit development, located in the SW $\frac{1}{4}$ of Section 26, Township 7 North, Range 69 West of the 6th P.M., city of Fort Collins, County of Larimer, State of Colorado ("the Common Interest Community"), in accordance with the Colorado Common Interest Ownership Act, as amended, and the Colorado Nonprofit Corporation Act, as amended, and to promote the

health, safety, and welfare of the residents within the Common Interest Community. 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 and the Condominium Declaration for the Common Interest Community ("the Declaration").

ARTICLE VIII. VOTING RIGHTS

Each Owner shall be entitled to vote as provided in the Declaration. When more than one person holds a beneficial interest in a Unit as joint tenant, tenant in common, or otherwise, all such persons shall be members of the Association. If only one of the multiple Owners of a Unit is present at a meeting of the Association, such Owner is entitled to cast the votes allocated to that Unit. If more than one of the multiple Owners are present, the votes allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the Owners. There is a majority agreement if any one of the multiple Owners casts the votes allocated to that Unit without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Unit. The votes allocated to a Unit may not be split or divided among the Owners of the Unit.

Notwithstanding the foregoing, the Declarant of the Common Interest Community shall have additional rights and qualifications as provided under the Colorado Common Interest Ownership Act and

the Declaration, including the right to appoint members of the Executive Board.

ARTICLE IX. EXECUTIVE BOARD

The affairs of this Association shall be managed by an Executive Board. The initial Executive Board shall consist of one (1) person. The number of members of the Executive Board may be changed by a duly adopted amendment to the Bylaws, except that in no event may the number of members of the Executive Board be less than one (1). The name and address of the person who shall serve as the member of the Executive Board until his successors shall be elected and qualified is as follows:

MARK A. LINDER
3500 JFK Parkway, Suite 221
Fort Collins, CO 80525

ARTICLE X. DURATION

The Association shall exist perpetually.

ARTICLE XI. AMENDMENTS

Amendments to these Articles of Incorporation shall be made by vote of sixty-seven percent (67%) of all members of the Association.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Colorado, I, the undersigned, constituting the Incorporator of this Association, have executed these Articles of Incorporation this 25th day of April, 1996.

Mark A. Linder
MARK A. LINDER