

FILED

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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: The Cottages on Fairmount Lane Homeowners Association
(The name of a nonprofit corporation may, but need not, contain the term or abbreviation "corporation", "incorporated", "company", "limited", "corp.", "inc.", "co." or "lid." §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, mark the applicable box):*

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

3. Principal office street address: 921 Santa Fe Drive
(Street name and number)

Denver CO 80204
(City) (State) (Postal/Zip Code)

United States
(Country - if not US)

(Province - if applicable)

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): Miller Jonathan
(Last) (First) (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: 921 Santa Fe Drive
(Street name and number)

Golden CO 80204
(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)

Orcutt Nancy N.
(Last) *(First)* *(Middle)* *(Suffix)*

OR (if a business organization)

Berenbaum Weinshienk & Eason, P.C.
(Street name and number or Post Office Box Information)
370 - 17th St., #4800

Denver **CO** **80202**
(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.

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

Orcutt	Nancy	N.	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
Berenbaum Weinshienk & Eason, P.C.			
<small>(Street name and number or Post Office Box information)</small>			
370 - 17th St., #4800			
Denver	CO	80202	
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
	United States		
<small>(Province - if applicable)</small>	<small>(Country - if not US)</small>		

(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.)

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NOTICE:

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No such paper document was filed. Consequently, no copy of a paper document is available regarding this document.

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Click the following links to view attachments

Attachment 1

Attachment 1 Articles of Incorporation

ATTACHMENT TO
ARTICLES OF INCORPORATION
OF
THE COTTAGES ON FAIRMOUNT LANE HOMEOWNERS ASSOCIATION

ARTICLE A-I
PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit to the Members thereof. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Sites and Common Areas within The Cottages on Fairmount Lane located in the County of Jefferson, Colorado (the "Property"), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. For these purposes, the Association is authorized to:

(a) exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for The Cottages on Fairmount Lane ("Declaration"), applicable to the Property, or a portion thereof, and recorded or to be recorded in the Office of the Clerk and Recorder of the County of Jefferson, State of Colorado, and as the same may be amended from time-to-time as therein provided, said Declaration being incorporated herein as if set forth at length (terms which are defined in the Declaration shall have the same meanings herein unless otherwise defined herein);

(b) manage, control, operate, maintain, repair and improve those portions of the Property for which the Association is responsible under the Declaration;

(c) enforce covenants, restrictions and conditions affecting any property to the extent this Association may be authorized under the Declaration;

(d) engage in activities which will actively foster, promote, and advance the common ownership interests of Owners;

(e) enter into, make, perform, or enforce contracts of every kind and description, and do all other acts necessary, appropriate or advisable in carrying out any purpose of this Association, with or in association with any person, firm, association, corporation or other entity or agency, public or private;

(f) adopt, alter and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of this Association; provided, however, that such Bylaws may not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration; and

(g) have and exercise any and all powers, rights and privileges now or hereafter permitted under the Colorado Non-Profit Corporation Act, and the Colorado Common Interest Ownership Act.

ARTICLE A-II

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Site which is now or hereafter subject by the Declaration, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities which hold an

interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Site which is subject to assessment by the Association.

A transfer of membership, including all rights of an Owner with respect to the Common Areas, shall occur automatically upon the transfer of title to the Site to which the membership pertains. The Association may suspend the voting rights and any and all rights to use any recreational facilities for any period during which any Association assessment against such Owner or against such Owner's Site remains unpaid, and, for any period not to exceed 60 days (for each such failure) for failure to comply with the Declaration, these Articles, the Bylaws or written rules and regulations of the Association. All Members, except those Members in default of any obligations to the Association, shall be entitled to vote on all matters. Cumulative voting is prohibited.

ARTICLE A-III

VOTING RIGHTS

Every Owner of a Site shall be a Member of the Association and shall remain a Member for the period of his ownership of a Site. Each Site shall be entitled to one vote on those matters to which the Owner or Owners thereof are entitled to use pursuant to the Declaration, to be exercised by the Owner or Owners thereof. When more than one person holds an interest in the same Site, all such Owners shall be Members and the vote for such Site shall be cast as the Owners thereof agree, but in no event shall more than one vote be cast for each such Site. If the Owners of a Site do not agree as to the manner in which their votes should be cast when called upon to vote, then they shall be treated as having abstained.

Notwithstanding the foregoing provisions of this Article, during the period of Declarant's control as described in the Declaration, the Declarant has the right to appoint and remove all members of the Board of Directors and all officers of the Association, with such right phasing out as to some directors prior to such termination as provided in the Declaration.

ARTICLE A-IV

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors which shall initially have three members. Directors shall be Members which, in the case of corporate or partnership Members, shall include the general partners, officers and directors of each such corporate or partnership Member; provided that during the period of Declarant's control (as provided for in the Declaration), Declarant may appoint any person as a Director. The number of Directors may be changed by amendment to the Bylaws of the Association. The names and addresses of the initial Board of Directors are:

<u>Name</u>	<u>Address</u>
Jonathan Miller	921 Santa Fe Drive Denver, Colorado 80204
Deborah L. Miller	921 Santa Fe Drive Denver, Colorado 80204
Keith Miller	921 Santa Fe Drive Denver, Colorado 80204

At the first annual required meeting of the Association after termination of the period of Declarant's control of the Association, one-half of the Directors (rounded up to the next whole number if there is an odd number of directors) will be elected for one-year terms, and the

remaining Directors for a two-year term. At each annual meeting thereafter, the appropriate number of Directors shall be elected to serve two-year terms.

ARTICLE A-V

OFFICERS

The Board of Directors of the Association will appoint a President, a Secretary and a Treasurer, and may appoint one or more vice presidents and such other officers as the Board, in accordance with the provisions of the Bylaws, believes will be in the best interests of the Association. The officers shall have such duties as may be prescribed by the Bylaws of the Association, and shall serve at the pleasure of the Board of Directors. Notwithstanding the foregoing provisions of this Article, the Declarant shall have the right to appoint officers during the period of Declarant's control as described in the Declaration.

ARTICLE A-VI

DIRECTOR'S LIABILITY

To the extent permitted by applicable law, a Director of this Association shall not be liable to this Association or its Members for monetary damages for breach of his fiduciary duty as a Director.

ARTICLE A-VII

INDEMNIFICATION

The Association shall have the power to indemnify any Director against any liability asserted against or incurred by him in such capacity or arising out of his status as a Director to the maximum extent permitted by law. "Director," for purposes of this Article, shall mean any

individual who is or was a Director of the Association and any individual who, while a Director of the Association, is or was serving at the Association's request as a member of any architectural control board or committee or other committee, as described above. The Association will pay for or reimburse the reasonable expenses (including attorney's fees) incurred by a Director who is a party to a proceeding in advance of final disposition to the maximum extent permitted by law. The Association shall have the power to indemnify and advance expenses to any officer, employee or agent who is not a Director as may be authorized by the Board of Directors (in their discretion) or when required by applicable law. The Association may purchase and maintain insurance on behalf of any individual who is or was a Director, officer, employee, fiduciary or agent of the Association, or who, while a Director, officer, employee, fiduciary or agent of the Association, is or was serving at the request of the Association as a Director, officer, partner, trustee, employee, fiduciary or agent of any other foreign or domestic corporation or of any partnership, joint venture, trust, other enterprise, or employee benefit plan against any liability asserted against or incurred by him in such a capacity or arising out of his status as such, whether or not the Association would have had the power to indemnify him against such liability under applicable law.

ARTICLE A-VIII

DISSOLUTION

Subject to the provisions of the Declaration requiring Eligible First Mortgagees to consent to certain matters, the Association may be dissolved by resolution of the Board of Directors approved by Members holding at least 67% of all votes in the Association. 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 or another non-profit corporation to be used for purposes similar to those for which this Association is created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE A-IX

AMENDMENTS

Subject to the provisions of the Declaration requiring Eligible First Mortgagees to consent to certain matters, these Articles of Incorporation may be amended by resolution of the Board of Directors approved by a vote of Members holding at least 67% of all votes in the Association; provided, however, that no amendment to these Articles shall be contrary to or inconsistent with any provision of the Declaration or the laws of the State of Colorado. No amendment to these Articles or the Bylaws of the Association shall affect the voting rights of any Member or adversely affect the rights of holders or insurers of First Mortgages on Sites without the approval of Members holding at least 67% of all votes in the Association and at least 51% of the Eligible First Mortgagees (based on one vote for each First Mortgage held).

ARTICLE A-X

MISCELLANEOUS

Except as to a change in the number of Directors made by amendment to the Bylaws, whenever a provision of the Articles of Incorporation is inconsistent with a by-law, the provision of the Articles of Incorporation shall be controlling. Whenever a provision of the Articles of Incorporation is inconsistent with the Declaration, the provisions of the Declaration shall be controlling.