

SEP 21 1974

NOT FOR PROFIT  
279,156

ARTICLES OF INCORPORATION

OF

VILLAGE CENTER CONDOMINIUM ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned have associated themselves together to establish a non-profit corporation pursuant to the Colorado Non-profit Corporation Act and do hereby certify:

ARTICLE I.

Name

The name of this corporation shall be:

VILLAGE CENTER CONDOMINIUM ASSOCIATION

ARTICLE II.

Duration

The corporation shall have perpetual existence.

ARTICLE III.

Purposes

The corporation is established not for profit and its objects and purposes are:

- A. To govern the condominium property situate in the County of Gunnison, State of Colorado, which is termed Village Center Condominiums.
- B. To constitute the association to which reference is made in the Condominium Declaration for Village Center Condominiums recorded September 18, 1974, Book 474 at page 483, of the records of Gunnison County, Colorado.
- C. To perform all of the rights, duties and obligations and to exercise all of the powers as specified in said Condominium Declarations.
- D. To provide an entity for the furtherance of the interests of the owners of condominium units in the project.
- E. To make and collect assessments against members of the corporation for the purpose of defraying the costs, expenses and any losses of the corporation.
- F. To manage, control, operate, maintain, repair and improve common elements, as defined in the Colorado Condominium Ownership Act and the Condominium Declaration.
- G. To enforce covenants, restrictions or conditions affecting any property to the extent this corporation may be authorized under any covenants, restrictions or conditions.

H. To rule and enforce rules and regulations with respect to the use of property in the project.

I. To engage in activities and endeavors which may now or hereafter be allowed or permitted by law to actively foster, protect and advance the common interests of owners of condominium units within the project.

#### ARTICLE IV.

##### Powers

The corporation shall have and may exercise all powers conferred upon non-profit corporations organized and existing under the laws of the State of Colorado.

#### ARTICLE V.

##### Members

A. The owner of a condominium unit in Village Center Condominiums upon becoming such owner, shall be entitled and required to be a member of the corporation and shall remain a member of the corporation for the period of ownership of a condominium unit.

B. There shall be one membership in the Association for each condominium unit. That membership shall be appurtenant to the condominium unit and shall be transferred automatically by a conveyance of that condominium unit to the new owner.

C. Each membership shall be entitled to one (1) vote and one (1) vote only and each member shall cast its single vote in accordance with the Articles and Bylaws of this corporation and the Condominium Declarations the Village Center Condominiums.

D. The terms and conditions of membership shall be as set forth in the Articles and Bylaws of the Corporation and the Condominium Declarations of Village Center Condominiums.

E. There shall be one class of members. The corporation may issue a certificate evidencing membership therein.

#### ARTICLE VI.

##### Board of Directors

A. The affairs of the corporation shall be managed by a board of directors.

B. The board of directors shall consist of six (6) members.

C. Three (3) members of the board of directors shall be elected by the members owning residential condominium units. Three members of the board of directors shall be elected by the members owning business condominium units, provided, however that for the first five years of the existence of the association the three members of the board of directors elected by the members owning business condominium units shall be elected and appointed by Crested Butte Development Corporation, a Colorado corporation, or such successors as it may determine. The terms, tenure and method of election of the directors as above provided shall be as set forth in the bylaws of the corporation.

The initial board of directors shall serve until the first regular election of directors by the members and their successors are duly elected and qualified.

ARTICLE VII.

Registered Office and Agent

A. The address of the initial registered and principal office of the corporation:

Unit B-201, Emmons Building  
Town of Mt. Crested Butte  
Crested Butte, Colorado 81224

B. The name of its initial registered agent at such address shall be:

James R. Larkin

ARTICLE VIII.

Bylaws

The initial bylaws of the corporation shall be adopted by the board of directors. The power to alter, amend or repeal the bylaws or adopt new bylaws shall be vested in the board of directors.

ARTICLE IX.

Incorporators

The name and address of each incorporator is:

R. C. Walton, Jr.,

1203 Whetstone Street, Town of Mt.  
Crested Butte, Crested Butte, CO.

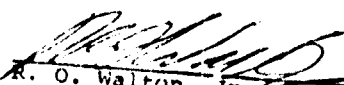
James R. Larkin


305 Treasury Street, Town of Mt.  
Crested Butte, Crested Butte, CO.


Harrison F. Russell

Rout. 1, Box 15, Gunnison, CO.

Executed this 30<sup>th</sup> day of August, 1974.

  
R. C. Walton, Jr.

  
James R. Larkin

  
Harrison F. Russell

STATE OF MISSISSIPPI )  
County of Harrison ) S

The above and foregoing Articles of Incorporation were  
acknowledged before me this 2<sup>nd</sup> day of August, 1974  
by R. O. Walton, Jr., James R. Larkin and Harrison W. Russell.

Witness my hand and official seal.

My commission expires: March 6, 1977

Henry F. [Signature]  
Notary Public

RECORDED  
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*Handwritten scribble*

1960 TELETYPE UNIT