

ARTICLES OF INCORPORATION

OF

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PARK MEADOWS VILLAGE HOMEOWNER'S ASSOCIATION, INC.

The undersigned person acting as Incorporator of a Corporation under the Colorado Nonprofit Corporation Act, sign, and acknowledge the following Articles of Incorporation for such Corporation.

I.

NAME

The name of the Corporation is: PARK MEADOWS VILLAGE HOMEOWNER'S ASSOCIATION, INC.

II.

DURATION

The period of duration is perpetual.

III.

PURPOSE AND POWERS OF THE CORPORATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed are to provide maintenance, preservation and architectural control of all the Condominium Units and Common Elements contained within that certain condominium project comprised of sixty-five (65) Condominium Units located in Arvada, Colorado (said sixty-five (65) Condominium Units and associated Common Elements are referred to hereinafter as the "Condominium Project"), and to promote the health, safety and welfare of the residents of such Condominium Project; and for these purposes the Association shall have the right and power to:

(a) Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in any condominium declaration and any amendment or supplement thereto (hereinafter collectively called the "Condominium Declaration") governing Condominium Units and Common Elements which are expressly made a part of the Condominium Project, said Condominium Declaration being incorporated herein as if set forth in length;

(b) Fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Condominium Declaration, pay all expenses in connection therewith and incident to the conduct of the business of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease as landlord or tenant, transfer, dedicate or otherwise deal with real or personal property in accordance with the Condominium Declaration and in connection with the affairs of the Association;

(d) From time to time grant, convey and dedicate roads, drives, road easements, utility easements, right-of-way, private drive easements and private drive access easements, over, above, below and across portions of the Condominium Project;

(e) Include within the Association and manage and administer in accordance with the Condominium Declaration all Condominium Units within the Condominium Project;

(f) Have and exercise any and all powers, rights and privileges which a corporation organized under the Colorado Nonprofit Corporation Act may now or hereafter have or exercise.

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IV.

MEMBERSHIP

Every person or entity who is a record of a fee interest in any Condominium Unit with associated Common Elements within the Condominium Project, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership in the Association shall be appurtenant to and may not be separated from ownership of any Condominium Units within the Condominium Project.

V.

VOTING RIGHTS

The Association shall have one class of voting membership which shall consist of all of the owners of Condominium Units as described above and they shall cast their votes in the manner provided for in the Bylaws of the Association and in the Condominium Declaration.

VI.

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors. The number of directors shall be established by the Bylaws of the Association. The number of directors constituting the initial board of directors of the Corporation is three and its names and addresses of the persons who are to serve as the initial directors are:

William C. Roth	1506 County Road 170 Evergreen, Colorado 80439
Helmut Aherkain	1506 County Road 170 Evergreen, Colorado 80439
Richard S. Roth	1506 County Road 170 Evergreen, Colorado 80439

VII.

ADDRESS

The address of the initial registered office of the Corporation in Colorado is 1506 County Road 170, Evergreen, Colorado 80439.

VIII.

REGISTERED AGENT

The initial Registered Agent of the Corporation in Colorado is Richard S. Roth.

IX.

AMENDMENTS

Amendments of these Articles shall require the assent of not less than two-thirds of the outstanding votes of the Association.

X.

INCORPORATOR

The name and address of the incorporator is:

Narry W. Williams	1204 E. 2nd Avenue, #706 Denver, Colorado 80206
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