

ARTICLES OF INCORPORATION  
OF  
SKYLINE CONDOMINIUM ASSOCIATION OF SILT, INC.

KNOW ALL MEN BY THESE PRESENTS that the undersigned, a natural person and citizen of the United States of America, more than 18 years of age, acting as incorporator of the Corporation under the provisions of the "Colorado Non-Profit Corporation Act," adopt the following Articles of Incorporation:

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ARTICLE I

NAME

The name of this Corporation is SKYLINE CONDOMINIUM ASSOCIATION OF SILT, INC., hereinafter called the "Association."

ARTICLE II

PRINCIPAL AND REGISTERED OFFICE

The principal and registered office of the Association is located at 665 North 7th, #11, Silt, Colorado.

ARTICLE III

REGISTERED AGENT

NAME

ADDRESS

Don Sarver

665 North 7th Street, #11  
Silt, CO 81652

is hereby appointed the initial registered agent of the Association at the principal office of the Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

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 for maintenance, preservation and

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architectural control of the condominium complex known as Skyline Condominiums, constructed on a track of land in the County of Garfield, Colorado, and is more particularly described as follows, to wit:

Lots 18, 19, 20, 21, 22, 23, 24, 25, 27, 27 and 28, Block 1, Odd Fellows Addition to the Town of Silt.

and to promote the health, safety and welfare of the residents within said condominium complex and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Condominium Declaration, hereinafter called the "Declaration," applicable to the property recorded in the office of the Clerk and Recorder of Garfield County, in Book 563 at Pages 221-243, Reception #310931, 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. This Corporation is being formed for the sole purpose of complying with the requirements of said Declaration. Paragraph (1)(h) of said Declaration refers to "Skyline Condominiums, Inc., a Colorado non-profit corporation", which by mistake or inadvertence was not lawfully formed. While Articles and By-Laws were drafted and executed, no filing was made. Unit owners formed the Association and operated according to the Articles and By-Laws as had been recorded with the Clerk and Recorder in the mistaken belief that the organization was certificated by the Secretary of State and in good standing. Skyline Condominiums, Inc. cannot be used for these purposes as another corporation in good standing has utilized said name;
- (b) Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;
- (c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public

use or otherwise dispose of real or personal property in connection with the affairs of the Association;

- (d) Borrow money, and with the assent of three-fourths (3/4) of homeowners, convey, sell, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility;
- (f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purpose or annex additional residential property and common area, provided that any such merger, consolidation or annexation shall have the assent of three-fourths (3/4) of homeowners;
- (g) Have and exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Colorado by law may now or thereafter have or exercise.

## ARTICLE V

### MEMBERSHIP

Every person or entity who is record owner of a fee or undivided interest in any condominium unit which is subject by covenants of record to assessment by the Association, including contract sellers, 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 shall be appurtenant to and may not be separated from ownership of any condominium unit which is subject to assessment by the Association.

## ARTICLE VI

### VOTING RIGHTS

The Association shall have one class of voting membership. Members shall be all unit owners, and each shall be entitled to one vote for each unit owned.

When more than one person holds an interest in any condominium unit, the membership as to such unit shall be joint and a single membership for the unit shall be issued in the names of all of the owners and they shall designate to the Association, in writing, the name of one person who shall have the power to vote said membership. Only one vote may be cast for one condominium unit, regardless of the number of persons or entities who may claim an ownership interest in said condominium unit.

## ARTICLE VII

### BOARD OF MANAGERS

The affairs of this Association shall be managed by a Board of not less than three (3) nor more than five (5) managers. The number of managers may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of managers until the selection of their successors are:

NAME	ADDRESS
President, Frances Powell	1439 Railroad Avenue, #13 Rifle, CO 81650
Secretary, Don Sarver	665 North 7th Street, #11 Silt, CO 81652
Treasurer, Barbara Wagner	667 North 7th Street, #9 Silt, CO 81652

At the organizational meeting, to be held within thirty (30) days of date of incorporation and upon ten (10) days written notice to each homeowner, the homeowners, by a simple majority vote, shall elect managers for a term of one (1) year. At each annual meeting thereafter, the officers shall be re-elected.

## ARTICLE VIII

### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than three-quarters (3/4) of homeowners. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets to 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 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 purpose. Dissolution shall be in full compliance with applicable Colorado law.

ARTICLE IX

DURATION

The period of duration of this Corporation is perpetual.

ARTICLE X

AMENDMENT OF ARTICLES OF INCORPORATION

Amendment of these Articles shall require the assent of three-fourths (3/4) of homeowners of the entire membership.

ARTICLE XI

INCORPORATOR

The incorporator of this Association is:

NAME	ADDRESS
Frances Powell	1439 Railroad Avenue, #13 Rifle, CO 81650

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Colorado, the undersigned has executed these Articles of Incorporation this 22 day of December, 1993.

Frances Powell

STATE OF COLORADO    )  
                                  ) ss.  
COUNTY OF GARFIELD )

The foregoing instrument was acknowledged before me on this 22nd day of December, 1993, by FRANCES POWELL.

Witness my hand and official seal.

My commission expires: 11-15-97

[Signature]  
Notary Public