

NOT FOR PROFIT

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DEPARTMENT OF STATE
STATE OF COLORADO

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ARTICLES OF INCORPORATION

OF

THE SEVEN SPRINGS OWNERS ASSOCIATION

(Not for Profit)

KNOW ALL MEN BY THESE PRESENTS, that Jennifer J. Mindala desiring to form a nonprofit corporation pursuant to the Colorado Nonprofit Corporation Act (Articles 20 to 29 of Title 7, Colorado Revised Statutes, 1973) signs and acknowledges these Articles of Incorporation in duplicate and states:

ARTICLE I

Name

The name of this corporation is
THE SEVEN SPRINGS OWNERS ASSOCIATION

ARTICLE II

Duration

The corporation shall exist in perpetuity.

ARTICLE III

Purposes

The purposes for which this corporation is formed (none of which shall be for pecuniary profit) are:

- (a) To advance the common interests of the

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Owners of Residences and Condominiums and to protect the living environment and administer the Common Elements, amenities and facilities of the real estate and improvements in the City and County of Denver, State of Colorado, known as "Seven Springs," with the objective of establishing and maintaining Seven Springs as a residential condominium project of the highest quality and enhancing and protecting its value, desirability and attractiveness.

(b) To administer the Common Elements and to provide the care, operation, management, maintenance, repair and replacement of the Common Elements in Seven Springs and the exterior maintenance and other services as deemed advantageous to the Owners of Residences in Seven Springs.

(c) To enforce in its own name or on behalf of Owners of Residences or its Members protective covenants and restrictions adopted for Seven Springs.

ARTICLE IV

Additional Powers

In addition to the purposes set forth in Article III, which shall be construed as powers as well as purposes, the corporation shall have power and authority:

(a) To provide for its Members from time to time services which are to their advantage, including refuse

removal; snow removal; cleaning of driveways and parking areas; lighting; guard services; patrols; other security and surveillance services and any other similar or dissimilar services which will benefit the Members generally.

(b) Subject always to the requirement of equitable and ratable apportionment and the Declaration for Seven Springs, to levy and enforce assessments for common expenses, for promoting the recreation, health, safety, property values and welfare of the residents of Seven Springs, for the improvement and maintenance of the Common Elements, for hazard and other insurance, and for the provision of services for residents of Seven Springs.

(c) To adopt and enforce rules and regulations for the use of the Common Elements or other areas administered by the corporation. To impose sanctions, including but not limited to suspension of voting rights and privileges of membership for violation of the Declaration or the Association's rules and regulations or for failure to pay assessments or charges of the Association.

(d) To own real estate, personal property and tangible and intangible rights and interests of every kind; to take conveyances and accept gifts of such property or rights; to convey, lease, encumber and otherwise deal in

and dispose of any property of the corporation; to make contracts, to conduct businesses, to borrow money, and generally to engage in any enterprise not prohibited by law which the directors deem appropriate to carry out the general objectives of the corporation.

(e) To exercise each of the powers granted by the Colorado Nonprofit Corporation Act

(f) To exercise each of the powers of Unit Owners' Associations now or hereafter permitted by any statute of Colorado concerning condominium ownership.

(g) To engage in activities which will foster, promote and advance the interests of Owners of Condominiums in Seven Springs.

ARTICLE V

MEMBERS

(a) The Members of the corporation shall be the Owners of the Two Hundred Forty (240) Condominiums in Seven Springs. The Members shall have a total of 240 votes, one vote for each Condominium. The vote for each Condominium shall be exercised by the Owner or Owners of the Condominium as they shall determine, but may not be split.

(b) Upon conveyance of a Condominium the new

Owner or group of Owners automatically become Members of this Corporation and those conveying automatically cease to be Members.

ARTICLE VI

Regulation of Internal Affairs

- (a) The corporation is organized for the mutual benefit of its Members and not for profit. No part of the net earnings of the corporation shall inure to the benefit of any private shareholder or individual.
- (b) The Members, directors, officers and employees of the corporation shall not, as such, be liable on its obligations.
- (c) No loans shall be made by the corporation to its directors or officers.
- (d) Cumulative voting shall not be permitted in the election of directors.
- (e) On dissolution or final liquidation, other than by merger or consolidation, the assets of the corporation shall be distributed 1/240 to the Member or group of Members owning each of the 240 Condominiums in Seven Springs.

ARTICLE VII

Initial Registered Office and Agent

The address of the corporation's initial registered office is:

3100 South Sheridan Boulevard
Suite 10
Denver, Colorado 80227

and the name of its initial registered agent at such address is:

Jennifer J. Mindala

ARTICLE VIII

Directors

The affairs of the corporation shall be managed by a Board of Directors, who shall exercise a general supervision over its activities. Two (2) directors shall constitute the first Board of Directors. The names and addresses of those who are to serve as the first Board of Directors are:

Jennifer J. Mindala

3100 South Sheridan Boulevard
Suite 10
Denver, Colorado 80227

David W. Boardman

3100 South Sheridan Boulevard
Suite 10
Denver, Colorado 80227

The first Board of Directors shall hold office until the

first annual election of directors. Except for the first Board of Directors the number of directors shall be fixed by the Bylaws.

ARTICLE IX

Officers

The officers of the corporation shall consist of a president, a vice-president, a secretary, a treasurer and such other officers and assistant officers as the Bylaws provide.

ARTICLE X

Bylaws

The Board of Directors shall adopt the initial Bylaws of the corporation and shall have the power to alter, amend, or repeal the Bylaws or adopt new Bylaws.

ARTICLE XI

Reserved Powers of Amendment

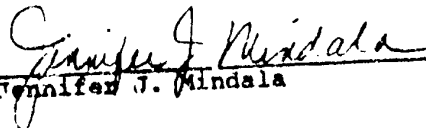
The corporation reserves the right to alter, amend, change or repeal any provision of these Articles of Incorporation in the manner now or hereafter prescribed by law. These Articles and any provision thereof may be altered, amended, changed or repealed only by affirmative vote of two-thirds (2/3) of the total voting power vested in the Members of the corporation.

ARTICLE XII

Definitions

Capitalized terms in these Articles have the same meaning as in the Declaration for Seven Springs.

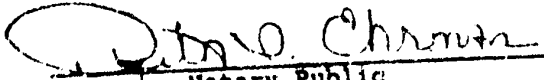
IN WITNESS WHEREOF the incorporator has signed and acknowledged these Articles of Incorporation in duplicate this 1st day of April , 1981.


Jennifer J. Mindala

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 1st day of April , 1981 by Jennifer J. Mindala.

My commission expires: June 22, 1984.
Witness my hand and official seal.


Notary Public

MAIL TO:
Colorado Secretary of State
Corporations Office
1375 Sherman St., 2nd Fl.
Denver, Co. 80203
(303) 866-2361

for office use only

STATEMENT OF CHANGE OF REGISTERED OFFICE
OR REGISTERED AGENT, OR BOTH,

SUBMIT ONE
Filing fee \$5.00

This document must be typewritten.

PROY 30/04

To the Secretary of State
of the State of Colorado

Pursuant to the provisions of the Colorado Corporation Act and the Limited Partnership Act of 1981, the under-
signed corporation or Limited Partnership organized under the laws of Colorado
submits the following statement for the purpose of changing its registered office or its registered agent, or both,
in the State of Colorado:

First: The name of the corporation or Limited Partnership is:

The Seven Springs Owners Association, Inc.

Second: the address of its REGISTERED OFFICE is 7887 East Belleview, #700,

Englewood, CO 80111

Third: The name of its REGISTERED AGENT is James B. Mallon

Fourth: The address of its registered office and the address of the business office of its registered agent, as
changed, will be identical.

Fifth: The address of its place of business in Colorado is 5995 W. Hampden Ave., Denver, CO 80227

THE SEVEN SPRINGS OWNERS ASSOCIATION (Note 1)

By *Craig A. Carlisle* (Note 2)

Its XX President
Its _____ Registered Agent (Note 3)
Its _____ General Partner

Subscribed and sworn to before me this 17th day of January, 1986.
My commission expires March

[Signature]
Notary Public (Note 4)

[Address]
Address

- Note 1: Exact name of corporation or Limited Partnership making the statement.
- Note 2: Signature and title of officer signing (for the corporation, must be President or Vice-President; for a Limited Partnership, must be a General Partner).
- Note 3: Regarding profit corporations: This statement may be executed by the registered agent when it involves only a registered address change. A copy of this statement has been forwarded to the corporation by the registered agent.
- Note 4: Signature of Notary Public must be exactly as shown on Notarial Seal, and must agree with notarial commission.

COMP. CH'D. EM

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RESIGNATION OF REGISTERED AGENT FOR THE SEVEN SPRINGS OWNERS ASSOCIATION

I, JAMES B. MALLON hereby tender my resignation as registered agent, located at 7887 East Belleview Avenue, Suite 700, Englewood, Colorado 80111 for THE SEVEN SPRINGS OWNERS ASSOCIATION effective the 21st day of February, 1989.

James B. Mallon
JAMES B. MALLON

MAILED TO:
The Seven Springs Owners Association
8200 E Pacific, #402
Denver, CO 80231

2/23/89
JA

(BJH)

COMPUTER UPDATE COMPLETE

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