

# **ILLEGIBILITY FLASHER**

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**ARTICLES OF INCORPORATION OF  
PINETREE PLAZA OWNERS ASSOCIATION**

In compliance with the requirements of Colorado Revised Statutes, 1973, and amendments thereto under Title 7, Articles 20 through 29, known as the "Colorado Nonprofit Corporation Act", the undersigned, being a natural person of full age, has and hereby acknowledges his intent to form a corporate entity under and by virtue of said law.

**ARTICLE I:** The name of the corporation is: **PINETREE PLAZA OWNERS ASSOCIATION**, hereinafter referred to as the "Association".

**ARTICLE II:** The period of duration of the Corporation shall be perpetual.

**ARTICLE III:** The nature, objects and purposes of the Association shall not be for pecuniary gain or profit to the Members thereof and the specific purposes for which it is formed are to provide for the acquisition, construction, management, maintenance, care and architectural control of the Condominium Units and Common Areas within that certain real property described as:

**PINETREE PLAZA CONDOMINIUMS,**  
according to the recorded Map thereof,  
County of Grand,  
State of Colorado

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

- A. Exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in any declaration, covenant, condition or restriction applicable to the property and recorded or to be recorded in the office of the Clerk and Recorder, within the County in which the Property is located, and as the same may be amended from time to time as therein provided, with the same being incorporated herein as though fully set forth;
- B. Fix, levy collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of any By-laws of the Association, declaration, covenant, condition or restriction applicable to the property, hereinabove referred to; 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, where authorized.

1 COMPUTER UPDATE COMPLETE

**ARTICLE IV:** In furtherance of the purposes set forth in Article I and the Articles of Incorporation, the Corporation shall have and may exercise all of the rights, powers and privileges now or hereafter conferred upon corporate corporations organized under and pursuant to the laws of the State of Colorado. In addition, the Corporation may do everything necessary and advisable or proper for the accomplishment of any of its corporate purposes.

**ARTICLE V:** Every person or entity who is a record owner of a fee or undivided fee interest in any Unit which is subject to the declarations, covenants, conditions or restrictions of record, of the Property hereinbefore described, shall be a Member of the Association, as those terms are set forth and defined within the Declarations of PINETREE PLAZA CONDOMINIUMS. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. In the event any such Ownership is Joint or in Tenancy in Common, the Membership as to such Unit shall be issued in the names of all of the Owners, and they shall designate to the Association in writing at the time of issuance, one person who shall hold the Membership and have the power to vote said Membership. Membership shall be appurtenant to and may not be separated from Ownership of any Unit which is subject to assessment by the Association. The Ownership of such Unit shall be the sole qualification for Membership. Interval Owners shall vote through the Director(s) of the Interval Owners Association as provided for in the Declarations for PINETREE PLAZA CONDOMINIUMS.

**ARTICLE VI:** The Association shall have two (2) classes of voting Membership, as more fully set forth in the By Laws of PINETREE PLAZA OWNERS ASSOCIATION.

**ARTICLE VII:** The affairs of the Association shall be managed by a Board of THREE (3) Directors who need not be Members of the Association until such time as all Units within the aforescribed Property are sold to good faith purchasers, after which last conveyance, all Directors shall be Members of the Association. The number of Directors 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 Directors until the selection of their successors are:

ALBERT C. WHITE	P.O. Box 3110, Winter Park, Colorado 80482
JEAN K. WHITE	P.O. Box 3110, Winter Park, Colorado 80482
RANDOLPH S. AIWATER	P.O. Box 3317, Winter Park, Colorado 80482

The Directors shall serve for a term of ONE (1) year, except at the First Annual Meeting of the Association, the Members shall elect Directors to serve for a term of ONE (1) year.

**ARTICLE VIII:** The address of the initial registered office of the Association is P.O. Box 3317, Winter Park, Colorado, 80482, and the initial registered agent of the Association at such address is RANDOLPH S. AIWATER.

**ARTICLE IX:** To the extent permitted by law, the Association may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of TWO-THIRDS (2/3) of the entire Membership.

