



# STATE OF COLORADO

DEPARTMENT OF  
STATE  
CERTIFICATE

I, DONETTA DAVIDSON, SECRETARY OF STATE OF THE STATE OF  
COLORADO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF  
THIS OFFICE,

PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC.  
(COLORADO NONPROFIT CORPORATION)

BECAME INCORPORATED UPON FILING ARTICLES OF INCORPORATION  
DATED July 25, 2001.

DATED: July 25, 2001

*Donetta Davidson*

SECRETARY OF STATE

NON-PROFIT  
ARTICLES OF INCORPORATION  
OF  
PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC.

The undersigned, being more than eighteen years of age, acting as incorporator in order to organize and establish a corporation pursuant to the Colorado Nonprofit Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I

Name

The name of the corporation is Park River West Condominium Association, Inc.

ARTICLE II

Commencement and Duration

The date upon which corporate action will be effective shall be the date upon which the Certificate of Incorporation is issued by the State of Colorado. The period of duration of the corporation shall be perpetual.

ARTICLE III

Purposes

The purposes for which the corporation is organized are as follows:

(1) There shall be no stockholders of the Corporation, and the Corporation does not contemplate pecuniary gain or profit to the members thereof. The Corporation is formed to provide an

organization through which a condominium project will be administered, operated and maintained, which condominium project is known as, "Park River West Condominiums" located in Larimer County, Colorado. More specifically, the project in which the Corporation is formed shall include the following:

(A) To exercise all of the duties, responsibilities and powers to be exercised by the Corporation as set forth in the Condominium Declaration, Bylaws, statutes, and any other rules and regulations, applicable to the aforesaid project.

(B) To enforce the provisions of the Corporation's Articles of Incorporation, Bylaws, Condominium Declaration, and any other adopted rules and regulations, together with any applicable provisions of any statute.

(2) To take all other action necessary and proper to accomplish and carry out the foregoing purposes.

#### ARTICLE IV

##### Board of Directors

1. The initial Board of Directors of the Corporation shall consist of one member.

2. The name and address of the person who is to be the initial director of the Corporation, until the first meeting of the members and until his successor or successors be elected and shall qualify is as follows:

Richard H. Wille

P.O. Box 3981  
Estes Park, Colorado

## ARTICLE V

### Registered Agent and Office

The name and address of the initial registered agent and address of the initial registered office of the corporation is Richard H. Wille, 1401 Raven Circle (P.O. Box 3981), Estes Park, Colorado 80517. The address of the corporation's principal office is 1401 Raven Circle (P.O. Box 3981), Estes Park, Colorado 80517.

## ARTICLE VI

### Incorporator

The name and address of the incorporator of this corporation is Richard H. Wille, 1401 Raven Circle (P.O. Box 3981), Estes Park, Colorado 80517.

## ARTICLE VII

### Limitation of Liability

No member of the Board of Directors of the Corporation shall have any personal liability to either the Corporation or to any of its members for monetary damages for breach of fiduciary duty as a director; except for monetary damages for any breach of a director's duty of loyalty to the Corporation or its members or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, any transaction in which the director derived an improper personal benefit. A director who votes for or assents to a distribution made in violation of law or in violation of the Articles of Incorporation

shall have one class of members which, along with the rights thereof, shall be as set forth in the Certificate of Incorporation and Declaration and Bylaws.

## ARTICLE IX

### Dissolution

The Corporation may be dissolved by resolution of the Board of Directors and in accordance with the provisions of the Nonprofit Corporation Act then in effect, together with the provisions of any other applicable law. Upon dissolution and complying with applicable law, should assets remain, the remaining assets shall be distributed in accordance with the distribution adopted by the Board of Directors.

## ARTICLE X

### Amendments

These Articles of Incorporation may be amended at any time by the Board of Directors in accordance with the provisions relating thereto, as contained in the Colorado Nonprofit Corporation Act, together with any other applicable law.

