

FEB 25 1975

BOOK 416 PAGE 41

Filed for record the 15<sup>th</sup> day of Jan A. D. 19 70 at 4:17 o'clock P. M. *Marian A. Smith* RECORDER  
Reception No. 278991 By \_\_\_\_\_ DEPUTY DC-1-NP

# STATE OF COLORADO

DEPARTMENT OF  
STATE



NONPROFIT  
CERTIFICATE OF  
INCORPORATION

**J. Byron A. Anderson,**

*Secretary of State of the State of Colorado, hereby certify that duplicate originals of Articles of Incorporation, duly signed and acknowledged pursuant to the provisions of the Colorado Nonprofit Corporation Act, have been received in this office and are found to conform to law.*

*Accordingly the undersigned, by virtue of the authority vested in me by law, hereby issues this Certificate of Incorporation of*

-----CREST HOUSE CONDOMINIUM ASSOCIATION-----  
(A COLORADO NONPROFIT CORPORATION)

*and attaches hereto a duplicate original of the Articles of Incorporation.*

*Dated this* -----Ninth----- *day of* -----January-----, *A. D. 19* 70



*Byron A. Anderson*  
SECRETARY OF STATE  
By *Jeremiah J. Connolly*  
DEPUTY

INDEXED AND ABSTRACTED *RW*

278991 *pu*

*Certificate of Incorporation*

*State of Colorado*

*x.*

*Crest House Condominium  
Assoc.*

STATE OF COLORADO. } ss.  
County of Gunnison.

I hereby certify that this instrument  
was filed for record in my office at  
4:12 o'clock P. M. *January 15, 1970*  
and is recorded in Book *416*, page *41*.

\_\_\_\_\_  
County Clerk and Recorder.

By \_\_\_\_\_  
Fee \$ *1.50*

*Klingensmith, Russell + French*

FEB 25 1975

Filed for record the 15<sup>th</sup> day of Jan A. D. 1970 at 4:21 o'clock P. M. Marian R. Smith, RECORDER  
Reception No. 278992 By \_\_\_\_\_ DEPUTY

BOOK 416 PAGE 42 ARTICLES OF INCORPORATION  
OF  
CREST HOUSE CONDOMINIUM ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS, That we have associated ourselves together for the purpose of becoming a body corporate and politic under and by virtue of the laws of the State of Colorado, and in accordance therewith, do execute and acknowledge these Articles:

ARTICLE I. NAME

The name of this corporation shall be:  
CREST HOUSE CONDOMINIUM ASSOCIATION,

ARTICLE II. DURATION

The corporation shall have perpetual existence.

ARTICLE III. PURPOSES

The corporation is established not for profit, but for:

1. To govern the condominium property situate in the County of Gunnison, State of Colorado, which is called "Crest House, (A Condominium)" and which is described in Exhibit "A" of the By-Laws.
2. To receive, by gift, grant, devise or bequest, or to acquire, by purchase or otherwise, property, whether real, personal or mixed, of whatever character and wheresoever situate, for the purposes of the corporation, and to administer the same for the purposes of the corporation.
3. To make, enter into and perform contracts of every kind and description, necessary, advisable or expedient in carrying out the purposes of the corporation, with any person, firm, association, corporation, municipality, body politic, county, state or government.

ARTICLE IV. POWERS

A. To sue and be sued, complain and defend in its corporate name.

B. To purchase, take, receive, lease, take by gift, devise or bequest, or otherwise acquire, own, hold, improve, use and otherwise deal in and with real or personal property, or any interest therein, wherever situate.

C. To sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of its property and assets in accordance with the terms and conditions of these Articles of Incorporation.

D. To invest and reinvest its funds, and to take and hold real and personal property as security for the payment of funds so loaned or invested.

E. To adopt and alter By-Laws, not inconsistent with its Articles of Incorporation, or the laws of the State of Colorado, for the administration and regulation of the affairs of the corporation.

F. To amend its Articles of Incorporation in the manner provided in its Articles of Incorporation and the laws of the State of Colorado.

G. To have and exercise all powers necessary and convenient to effect any or all of the purposes for which the corporation is organized and all of the powers granted under the laws of the State of Colorado.

#### ARTICLE V. MEMBERS

An owner of any condominium unit in the condominium property administered and managed by this corporation shall be a member of this corporation under the terms and conditions set forth in the By-Laws. No stock certificate nor certificates of membership shall be granted or issued.

#### ARTICLE VI. BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a board of directors. The initial board of directors shall consist of three (3) members of the corporation, which shall include the president, vice president and secretary-treasurer, and the board of directors shall thereafter consist of not less than three (3) nor more than five (5) members, which shall include the president, vice president, secretary and treasurer, and shall be fixed by the By-Laws.

The names and addresses of the first directors of the corporation are:

W. L. Dunn,	3910 East 51st Street, Tulsa, Oklahoma 74135.
Virginia F. Dunn,	3910 East 51st Street, Tulsa, Oklahoma 74135
Harrison F. Russell,	110 East Virginia Avenue, Gunnison, Colorado 81230

#### ARTICLE VII. OFFICERS

The officers of the corporation shall be:

President  
Vice President  
Secretary-treasurer

Such other officers and assistant officers as may be deemed necessary may be elected or appointed, as prescribed in the By-Laws of the corporation.

#### ARTICLE VIII. ELECTION OF DIRECTORS AND OFFICERS

The directors and officers of the corporation shall be elected and shall serve for such term as shall be provided for in the By-Laws of the corporation.

#### ARTICLE IX. BY-LAWS

ARTICLE X. REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation shall be:

CREST HOUSE CONDOMINIUM ASSOCIATION  
P.O. Box 179,  
110 East Virginia Avenue,  
Gunnison, Colorado 81230, (Gunnison County)

and the initial registered agent at such address shall be:

Harrison F. Russell

ARTICLE XI. ELECTION

The corporation shall elect to accept the terms and provisions of the Colorado Non-profit Corporation Act and the president and secretary shall file the necessary statement of election to accept the provisions of the Colorado Non-profit Corporation Act, as required therein.

ARTICLE XII. DISSOLUTION OF CORPORATION

The corporation may only be dissolved as provided by the Colorado Non-profit Corporation Act in effect on the date of the proposed dissolution and a plan for the distribution of the assets shall be adopted, which plan shall require the assets of the corporation to be distributed solely for the purposes for which the corporation was formed or to a like non-profit corporation.

ARTICLE XIII. SALE AND MORTGAGE OF ASSETS

The corporation shall not sell, exchange, lease, or otherwise dispose of all, or substantially all, of the property and assets of the corporation, except only in accordance with the terms and conditions of the Colorado Non-profit Corporation Act in effect on such date.

ARTICLE XIV. INCORPORATORS

The name and address of each incorporator is:

W. L. Dunn, 3910 East 51st Street,  
Tulsa, Oklahoma 74135

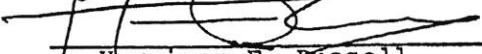
Virginia F. Dunn, 3910 East 51st Street,  
Tulsa, Oklahoma 74135.

Harrison F. Russell, 110 East Virginia Avenue,  
Gunnison, Colorado 81230

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 31 day of December, A.D. 1969.

 (SEAL)  
W. L. Dunn

 (SEAL)  
Virginia F. Dunn

 (SEAL)  
Harrison F. Russell

STATE OF COLORADO )  
                          )SS.  
County of Gunnison )

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I, Esther A. Gazzoli, a notary public, hereby certify that on the 31<sup>st</sup> day of December, 1969, personally appeared before me W. L. Dunn, Virginia F. Dunn and Harrison F. Russell, who being by me first duly sworn, severally declare that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31<sup>st</sup> day of December, A.D. 1969.

My commission expires March 17, 1970.



Esther A. Gazzoli  
Notary Public

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ARTICLES OF INCORPORATION

CREST HOUSE CONDOMINIUM ASSOCIATION

NOT FOR PROFIT

DOMESTIC

Filed in the office of the Secretary of State, of the State of Colorado, on the

9th day of January A.D. 1970

BYRON A. ANDERSON  
Secretary of State

Filing Clerk Sunahara Fees \$10.00

Old Age Pension Fund \_\_\_\_\_

1/10  
EXPIRES AND ASSURES

278992

Arthur J. Sings

Carl Hauer Enden

I  
Pulley

STATE OF COLORADO,  
County of Gunnison, } ss.

I hereby certify that this in was filed for record in my

office on this 9th day of January 1970 and is recorded in book 416, p

By Byron A. Anderson  
County Clerk and R

Fee \$ 7.50

Kingsmith, Russell  
Attorneys at La