

ARTICLES OF INCORPORATION FOR A NONPROFIT CORPORATION

Pursuant to section 7-122-102, Colorado Revised Statutes (C.R.S.), the individual named below causes these Articles of Incorporation to be delivered to the Colorado Secretary of State for filing, and states as follows:

1. The entity name of the nonprofit corporation is: Wildwood Townhomes Association.
2. The address of the initial principal office of the nonprofit corporation is: 1312 West Tomichi Avenue, Gunnison, Colorado 81230.
3. The name, and the business address, of the initial registered agent for service of process on the nonprofit corporation are: Perry R. Anderson (name); 1312 West Tomichi Avenue, Gunnison, Colorado 81230 (business address).
4. The nonprofit corporation will have voting members.
5. The provisions not inconsistent with law regarding the distribution of assets on dissolution are as follows: Upon dissolution of the nonprofit corporation, its assets shall be applied and distributed as follows: first, to pay and discharge all liabilities and obligations of the nonprofit corporation; second, to return, transfer or convey any assets held by the nonprofit corporation on condition requiring return, transfer or conveyance, which condition occurs by reason of the dissolution; and third, all remaining assets of the nonprofit corporation shall be distributed to its members in proportion to each member's allocated interest in Wildwood Townhomes.
6. The name and address of the incorporator are: Russell N. Mullins, 121 North Taylor Street, Gunnison, Colorado 81230.
7. The (a) name or names, and (b) mailing address or addresses, of any one or more of the individuals who cause this document to be delivered for filing, and to whom the Secretary of State may deliver notice if filing of this document is refused, are: Russell N. Mullins, 121 North Taylor Street, Gunnison, Colorado 81230.
8. The objects and purposes for which the nonprofit corporation is organized and the nature of the business to be conducted by it shall be: to constitute the association to which reference is made in the Condominium Declaration for Wildwood Townhomes; and to exercise all powers and to administer, manage, and govern Wildwood Townhomes, including all powers granted to the association under said Condominium Declaration for Wildwood Townhomes.
9. The owner of a Unit in Wildwood Townhomes, upon becoming such owner, shall be entitled and required to be a member of the nonprofit corporation and shall remain a member for the period of ownership of the Unit. There shall be one membership in the nonprofit corporation for each Unit. Such membership shall be appurtenant to the Unit and shall be transferred automatically by a conveyance of the Unit to a new Unit owner. Each membership shall be entitled to one vote, and in the event the membership is held by more than one Unit owner, the vote must be cast only as a single vote, and split or divided votes of membership shall not be allowed.

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10. The personal liability of a director to the nonprofit corporation or to its members for monetary damages for breach of fiduciary duty as a director is eliminated or limited to the full extent provided by the statutes of the State of Colorado.

11. The names and addresses of the individuals who are elected to serve as the initial directors of the nonprofit corporation are: (a) Perry R. Anderson, 1312 West Tomichi Avenue, Gunnison, Colorado 81230; and (b) Teresa A. Anderson, 1312 West Tomichi Avenue, Gunnison, Colorado 81230.

The Colorado Secretary of State may contact the following authorized person regarding this document: Russell N. Mullins (name); 121 North Taylor Street, Gunnison, Colorado 81230 (address); 970-641-2975 (telephone); 970-641-2976 (fax).