

**ARTICLES OF INCORPORATION  
OF  
MOUNTAIN EDGE CONDOMINIUM ASSOCIATION, INC.**

The undersigned natural person, more than eighteen (18) years of age, for the purpose of forming a nonprofit corporation under the Colorado Nonprofit Corporation Act, hereby signs and acknowledges the following Articles of Incorporation.

1. NAME. The name of this corporation shall be MOUNTAIN EDGE CONDOMINIUM ASSOCIATION, INC.
2. DURATION. The period of duration of this corporation shall be perpetual.
3. PURPOSES. The purposes for which this corporation is organized are:
  - A. To govern the condominium property situate in the Town of Mt. Crested Butte, County of Gunnison, State of Colorado, which is termed Mountain Edge Condominium Association, Inc.
  - B. To constitute the association to which reference is made in the Condominium Declaration for Mountain Edge Condominiums recorded \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_, of the records of Gunnison County, Colorado.
  - C. To perform all of the rights, duties and obligations and to exercise all of the powers as specified in said Condominium Declarations.
  - D. To provide an entity for the furtherance of the interests of the owners of condominium units in the project.
  - E. To levy and collect regular and special assessments against members of the corporation for the purpose of defraying the costs, expenses and any losses of the corporation.
  - F. To manage, control, operate, maintain, repair and improve common elements, as defined in the Colorado Condominium Ownership Act and the Condominium Declarations.
  - G. To enforce covenants, restrictions or conditions affecting any property to the extent this corporation may be authorized under any covenants, restrictions or conditions.
  - H. To make and enforce rules and regulations with respect to the use of property in the project.
  - I. To engage in any activities and endeavors which may now or hereafter be allowed or permitted by law to actively foster, promote and advance the common interests of owners of condominium units within the project.
4. POWERS. This corporation shall have and may exercise all of the powers which a nonprofit corporation may exercise under the Colorado Nonprofit Corporation Act and the laws of the State of Colorado in effect from time to time.
5. INITIAL REGISTERED OFFICE AND REGISTERED AGENT. The initial registered office of the corporation shall be at 520 East Cooper Avenue, Suite C-9, Aspen, Colorado, 81611 (Postal Address: PO Box 9069, Aspen, Colorado, 81611). The initial registered agent of the corporation, whose business office is identical with such registered office, is Robert P. Morris.
6. BOARD OF MANAGERS. The affairs of the corporation shall be managed by a Board of Managers. The Board of Managers shall consist of not less than three (3) members. The duties, qualifications, number, term of office and the manner of their election, appointment and removal shall be as set forth in the Bylaws of the Corporation.

The initial Board of Managers shall consist of three managers. The names and addresses of the persons who are to serve as the initial managers are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Barbara Schey	PO Box 2083 Aspen, Colorado 81611
Robert Throm	c/o Cooley Investment Company 405 South Hunter Aspen, Colorado 81611
Robert P. Morris	PO Box 9069 Aspen, Colorado 81611
7. MEMBERS. The owner of a condominium unit in Mountain Edge Condominiums, upon becoming such owner, shall be entitled and required to be a member of the corporation for the period of ownership in a condominium unit.

The terms and conditions of membership shall be set forth in these Articles, the Bylaws of this Corporation and the Condominium Declarations of the Mountain Edge Condominiums.

There shall be one class of members. The corporation may issue a certificate evidencing membership therein.

8. PROXY VOTING. A member entitled to vote may vote in person or, if the Bylaws so provide, may vote by proxy executed in writing by the member or his duly authorized attorney-in-fact.

9. NO CUMULATIVE VOTING. Cumulative voting shall not be permitted in elections for directors.

10. BYLAWS. The corporation shall have the power to make and alter bylaws, not inconsistent with these Articles of Incorporation or with the laws of the State of Colorado or with the Declaration, for the administration and regulation of the affairs of the corporation. The initial Bylaws of the corporation shall be adopted by the Board of Managers and the power to alter, amend or repeal the Bylaws or adopt new bylaws shall be vested in the Board of Managers, except as may be provided in the Bylaws.

11. AMENDMENT OF ARTICLES. The corporation may amend these Articles of Incorporation from time to time in accordance with the Colorado Nonprofit Corporation Act in any and as many respects as may be desired so long as the Articles of Incorporation as amended contain only such provisions as are lawful under that Act and so long as the Articles of Incorporation as amended shall not be contrary to or inconsistent with any provision of the Declaration.

12. INCORPORATION. The name and address of the incorporator is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Robert P. Morris	520 East Cooper Avenue Suite C-9 PO Box 9069 Aspen, Colorado 81611

IN WITNESS WHEREOF, these Articles are executed at Aspen, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 1980.

Robert P. Morris