

MAR 18 1974

ARTICLES OF INCORPORATION
OF

FRISCO CREEKSIDE CONDOMINIUM ASSOCIATION

In compliance with the requirements of Colorado Revised Statutes, 1963, and amendments thereto under Chapter 31, Article 24, the undersigned, OSCAR JONES, JR., acting as an incorporator of a corporation under the Colorado Nonprofit Corporation Act, signs and acknowledges the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the corporation is FRISCO CREEKSIDE CONDOMINIUM ASSOCIATION.

ARTICLE II

The period of duration of the corporation is perpetual.

ARTICLE III

The address of the initial registered office of the corporation is 825 East Speer Boulevard, Denver, Colorado 80218, and the name of its initial registered agent at such address is Oscar Jones, Jr. The address of the principal office of the corporation is the same as its initial registered office.

ARTICLE IV

The Frisco Creekside Condominium Association, hereinafter called "Association", does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, ownership, architectural control of, and the administration of condominium property located in the County of Summit, State of

Colorado, known as the "Creekside Condominiums", and to enforce and carry out the "Condominium Declaration for Creekside Condominiums"

recorded in the County of Summit, State of Colorado, on the 21st day of February, 1974, in the records of the Clerk and Recorder, County of Summit, State of Colorado, and to further administer said Condominium Declaration as the same may be amended from time to time, and to promote the health, safety, and welfare of the owners of said condominiums and any additions thereto as hereafter may be brought within the jurisdiction of this Association, and for this purpose to:

- a. Exercise all of the powers and privileges and to perform all the duties and obligations of the Association as set forth in that certain "Condominium Declaration for Creekside Condominiums", hereinafter referred to as "Declaration", applicable to the said condominium and recorded, or to be recorded, in the office of the Clerk and Recorder of Summit County, State of Colorado, as the same may be amended from time to time, as herein provided, said "Condominium Declaration for Creekside Condominiums" being incorporated herein by reference, as if set forth at length.
- b. Fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the "Declaration"; 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.
- c. Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.
- d. Borrow money, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.
- e. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Colorado by law may now or hereafter have or exercise.

ARTICLE V

Every person or entity who is a record owner of a fee or undivided fee interest in one or more condominium units in "Creekside Condominiums" shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any condominium unit which is subject to assessment by the Association. Ownership of such condominium unit shall be the sole qualification for membership.

ARTICLE VI

The Association shall have two classes of voting membership:

Class A. Class A members shall be those owners as defined in Article V, with the exception of Creekside Condominium Company, a Limited Partnership. Class A members shall be entitled to one vote for each condominium unit in they hold the interest required for membership by Article V. When more than one person holds such interest or interest in any such condominium unit, all such persons may be members, and the vote for such condominium units shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one condominium unit.

Class B. Class B membership shall be Creekside Condominium Company. The Class B member shall be entitled to three votes for each condominium unit in which it holds the interest required for membership by Article V, provided that the Class B membership shall cease and become converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- a. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- b. On June 30, 1979.

ARTICLE VII

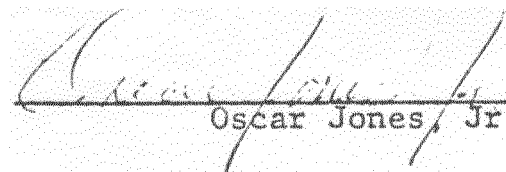
The number of Directors constituting the initial Board of Directors of the Association is three (3), and the names and addresses of the persons who are to serve as the initial Directors are:

Oscar Jones, Jr.	825, East Speer Boulevard Denver, Colorado 80218
Warren F. Allen	3040 Flora Place Denver, Colorado 80210
Charles A. Davis	2618 West Barberry Denver, Colorado 80204

ARTICLE VIII

The name of the incorporator of this Association is: Oscar Jones, Jr., 825 East Speer Boulevard, Denver, Colorado 80218.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Colorado, I, the undersigned, being the incorporator of this Association, have executed these Articles of Incorporation this 22nd day of February, 1974.


Oscar Jones, Jr.

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

I, Nancy Stockton, a Notary Public in and for said county and state, do here by certify that on the 22nd day of February, 1974, personally appeared before me Oscar Jones, Jr., who being by me first duly sworn, declared that he is the person who signed the foregoing Articles of Incorporation as incorporator, and that the statements therein contained are true.

witness my hand and official seal.

My commission expires: August 17, 1975.

Nancy Stockton
Notary Public

(S E A L)