



Colorado Secretary of State
Date and Time: 03/27/2007 03:10 PM
Id Number: 20071152844
Document number: 20071152844

Document processing fee
If document is filed on paper \$125.00
If document is filed electronically \$ 25.00

Fees & forms/cover sheets
are subject to change.

To file electronically, access instructions
for this form/cover sheet and other
information or print copies of filed
documents, visit www.sos.state.co.us
and select Business Center.

Paper documents must be typewritten or machine printed.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Incorporation for a Nonprofit Corporation

filed pursuant to §7-90-301, et seq. and §7-122-101 of the Colorado Revised Statutes (C.R.S.)

1. Entity name:

Snowfall Point Condominiums Association

(The name of a nonprofit corporation may, but need not, contain the term or abbreviation "corporation", "incorporated", "company", "limited", "corp.", "inc.", "co." or "ltd." §7-90-601, C.R.S.)

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):*

- ☐ "bank" or "trust" or any derivative thereof
☐ "credit union" ☐ "savings and loan"
☐ "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

215 Elk Avenue

(Street name and number)

Crested Butte

(City)

CO

(State)

81224

(Postal/Zip Code)

United States

(Country – if not US)

(Province – if applicable)

4. Principal office mailing address:
(if different from above)

P.O. Box 187

(Street name and number or Post Office Box information)

Crested Butte

(City)

CO

(State)

81224

(Postal/Zip Code)

United States

(Country – if not US)

(Province – if applicable)

5. Registered agent: (if an individual):

Leinsdorf

(Last)

David

(First)

(Middle)

(Suffix)

OR (if a business organization):

6. The person appointed as registered agent in the document has consented to being so appointed.

7. Registered agent street address:

215 Elk Avenue

(Street name and number)

Crested Butte

(City)

CO

(State)

81224

(Postal/Zip Code)

8. Registered agent mailing address:
(if different from above)

P.O. Box 187

(Street name and number or Post Office Box information)

Rev. 11/16/2005

12. The nonprofit corporation is formed under the Colorado Revised Nonprofit Corporation Act.
13. The corporation will ☐ **OR** will not ☒ have voting members.
14. A description of the distribution of assets upon dissolution is attached.
15. Additional information may be included pursuant to §7-122-102, C.R.S. and other organic statutes. If applicable, mark this box ☐ and include an attachment stating the additional information.

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

16. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

<u>Leinsdorf</u>	<u>David</u>		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
<u>P.O. Box 187</u>			
<small>(Street name and number or Post Office Box information)</small>			
<hr/>			
<u>Crested Butte</u>	<u>CO</u>	<u>81224</u>	
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
<u></u>	<u>United States</u>		
<small>(Province – if applicable)</small>	<small>(Country – if not US)</small>		

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box ☐ and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

ARTICLES OF INCORPORATION
OF
SNOWFALL POINT CONDOMINIUMS ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned in order to establish a non-profit corporation pursuant to the Colorado Non-Profit Corporation Act hereby certifies:

ARTICLE I.

Name of Corporation

The name of the corporation shall be:

SNOWFALL POINT CONDOMINIUMS ASSOCIATION

ARTICLE II.

Period of Duration

The corporation shall have perpetual existence, unless dissolved according to law.

ARTICLE III.

Purposes

The corporation is established not for profit and its objects and purposes for which the corporation is organized and the nature of the business to be conducted by it shall be:

1. To constitute the Association to which reference is made in the Condominium Declaration For Snowfall Point Condominiums.

2. To be the Association for the Common Interest Community of Snowfall Point Condominiums in accordance with the Colorado Common Interest Ownership Act and the Colorado Nonprofit Corporation Act, as they now exist and as they may hereafter be amended from time to time.

3. To exercise all powers and to administer, manage, and govern Snowfall Point Condominiums governed by the Condominium Declaration For Snowfall Point Condominiums, including all powers granted to the Association under the Condominium Declaration For Snowfall Point Condominiums.

4. To administer and maintain all common areas, for the use and benefit of all condominium unit owners within Snowfall Point Condominiums.

5. To own, administer and maintain personal property for the use and benefit of all condominium unit owners within Snowfall Point Condominiums.

ARTICLE IV.

Powers

This nonprofit corporation shall have and may exercise all powers conferred upon a nonprofit corporation under the Colorado Nonprofit Corporation Act and the Colorado Common Interest Ownership Act, as they now exist and as they may hereafter be amended from time to time.

ARTICLE V.

Membership

This nonprofit corporation shall have members and the membership shall be constituted as follows:

1. **Members.** The owner of a condominium unit in Snowfall Point Condominiums, upon becoming owner, shall be entitled and required to be a member of the corporation and shall remain a member of the corporation for the period of ownership of the unit.

2. **Appurtenant Right.** Such membership shall be an appurtenant right of the ownership of a unit, shall run with title to the unit, and shall

automatically be transferred to any subsequent owner of the unit upon the recording of any deed or conveyance thereof to a subsequent owner.

3. **Terms and Conditions.** The terms and conditions of membership in the Corporation shall be as set forth in these Articles of Incorporation, the Bylaws of the Corporation and the Condominium Declaration For Snowfall Point Condominiums.

4. There shall be one class of members.

5. The corporation may issue a certificate evidencing membership therein.

ARTICLE VI.

Board of Directors

1. **Directors.** The business and affairs of the corporation shall be managed by a board of directors, also known as an executive board under the Colorado Common Interest Ownership Act.

2. **Qualifications of Directors.** All directors shall be members of the corporation.

3. **Number of Directors.** The initial Board of Directors shall consist of three people, whose term of office and the manner of their election shall be set forth in the Bylaws of the corporation.

4. **Initial Board of Directors.** The initial people comprising the Board of Directors of the corporation and their names and addresses are as follows:

Name	Address
Judy Cox	P.O. Box 939, Crested Butte, CO 81224
Tom Cosgrove	707 Buttonbush Lane, Naples, FL 34108
Ray Sprague	21102 Townwood Dr., Cornelius, NC 28031

ARTICLE VII.

Indemnification

The corporation shall indemnify the officers and directors of the corporation to the full extent permitted by the statutes of the State of Colorado.

ARTICLE VIII.

Limitation of Liability

1. **Non Liability of Director.** The personal liability of a director to the Corporation or its members for monetary damages for breach of a fiduciary duty as a director or officer is limited to the full extent provided by the statutes of the State of Colorado.
2. **Liability for Willful or Wanton Acts.** Directors shall not be liable for actions taken or omissions made in the performance of corporate duties except for wanton and willful acts or omissions.

ARTICLE IX.

Bylaws

The initial Bylaws of the corporation shall be adopted by the Board of Directors. The power to alter, amend or repeal the Bylaws or adopt new Bylaws shall be vested in the Board of Directors.

ARTICLE X.

Registered Office and Registered Agent

1. **Address and name of Office of Agent.** The address of the initial registered office of the corporation is:

David Leinsdorf, Attorney
215 Elk Avenue
Crested Butte, Colorado 81224-0187

Mailing Address:
David Leinsdorf, Attorney
P.O. Box 187
Crested Butte, Co 81224

and the name of its initial registered agent at such address is:

David Leinsdorf

2. **Change of Office or Agent.** Either the registered office or the registered agent may be changed at any time in the manner provided by law.
3. **Initial Office.** The address of the initial office of the corporation is c/o David Leinsdorf, 215 Elk Avenue, Crested Butte, CO 81224-0187.

ARTICLE XI

Distribution of Assets on Dissolution

Upon dissolution of the corporation, its assets shall be applied and distributed as follows:

1. First to pay and discharge all liabilities and obligations of the corporation.
2. To return, transfer or convey any assets as required by the provisions of Section 7-26-103, C.R.S. or as the same may be subsequently amended or modified.
3. All remaining assets of the corporation shall be distributed to its members.

ARTICLE XII.

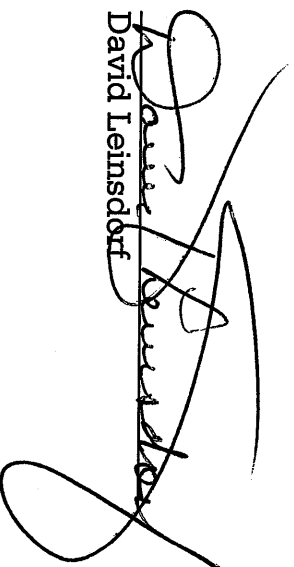
Incorporator

The incorporator of the corporation is:

Name Address

David Leinsdorf 215 Elk Avenue, P.O. Box 187
Crested Butte, Colorado 81224

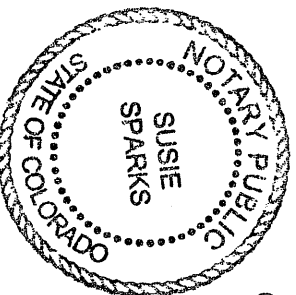
IN WITNESS WHEREOF, the above named incorporator has signed
these Articles of Incorporation the 22nd day of March, 2007.


David Leinsdorf

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Articles of Incorporation was acknowledged before me
this 22nd day of March, 2007, by David Leinsdorf.

Witness my hand and official seal. My commission expires: 11/2/2009




Notary Public