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NOT FOR PROFIT

COLORADO DEEDS & MORTGAGES
414511 8148

ARTICLES OF INCORPORATION
OF

SUNSHINE 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

The name of the corporation shall be:

SUNSHINE CONDOMINIUMS ASSOCIATION

ARTICLE II.

Duration

The corporation shall have perpetual existence.

ARTICLE III.

Purposes

The corporation is established not for profit and its objects and purposes are.

1. To govern the condominium property situate in the County of Gunnison, State of Colorado, which is termed Sunshine Condominiums.
2. To constitute the association to which reference is made in the Condominium Declaration for Sunshine Condominiums and to perform all of the rights, duties and obligations and to exercise all of the powers as specified in said Condominium Declaration.

ARTICLE IV.

Powers

The corporation shall have and may exercise all powers conferred upon non-profit corporations organized and existing under the laws of the State of Colorado.

ARTICLE V.

Members

1. The owner of a condominium unit in Sunshine Condominiums, upon becoming such 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 a condominium unit.
2. The terms and conditions of membership shall be as set forth in the Articles and Bylaws of this Corporation and the Condominium Declaration of Sunshine Condominiums.
3. There shall be one class of members. The corporation may issue a certificate evidencing membership therein.

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ARTICLE VI.

Board of Managers

1. The affairs of the corporation shall be managed by a board of managers.
2. The board of managers shall consist of not less than three nor more than five members, the numbers of managers, their term of office and the manner of their election shall be as set forth in the bylaws of the corporation.
3. Three managers shall constitute the initial board of managers and their names and addresses are as follows:

Mitchell W. Pecaric	Sunshine Condominiums 1013 West Denver Ave. Gunnison, CO 81230
Ludvick Pecaric	2814 South Zurich Court Denver, CO 80236
Gladys R. Pecaric	2814 South Zurich Court Denver, CO 80236

4. Ludvick Pecaric, Gladys R. Pecaric and Mitchell W. Pecaric, the Declarant by the terms of the Condominium Declaration for Sunshine Condominiums, has reserved the right to name the board of managers until 90% of the condominium units have been sold and conveyed by the Declarant or for a period of 3 years after the first sale and conveyance of a condominium unit, whichever occurs first in time.

ARTICLE VII.

Registered Office and Registered Agent

1. The address of the initial registered office of the corporation is:

Sunshine Condominiums
1013 W. Denver Ave.
Gunnison, CO 81230

2. The name of its initial registered agent at such address is:

Mitchell W. Pecaric

ARTICLE VIII.

Bylaws

The initial bylaws of the corporation shall be adopted by the board of managers. The power to alter, amend or repeal the bylaws or adopt new bylaws shall be vested in the board of managers.

ARTICLE IX.

Incorporators

The name and address of each incorporator is as follows:

Name	Address
Mitchell W. Pecaric	Sunshine Condominiums 1013 W. Denver Ave Gunnison, CO 81230

Ludvick Pecaric

2814 South Zurich Court
Denver, CO 80236

Gladys R. Pecaric

2814 South Zurich Court
Denver, CO 80236

Executed this 21st day of August, 1980.

Mitchell W. Pecaric
Mitchell W. Pecaric

Ludvick Pecaric
Ludvick Pecaric

Gladys R. Pecaric
Gladys R. Pecaric

STATE OF COLORADO)
)
County of Gunnison)

SS

The foregoing Articles of Incorporation were acknowledged before me this 21st day of August, 1980 by Mitchell W. Pecaric, Ludvick Pecaric and Gladys R. Pecaric.

Witness my hand and official seal.

My commission expires: My Commission expires Jan. 28, 1984

James R. Nesbit
Notary Public