

NONPROFIT

ARTICLES OF INCORPORATION

OF

BEAR MOUNTAIN HOMEOWNERS ASSOCIATION, INC.

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The undersigned persons, acting as incorporators of a corporation under the Colorado Nonprofit Corporation Act, execute the following Articles of Incorporation for such corporation.

ARTICLE I. *NAME*

The name of this nonprofit corporation is: BEAR MOUNTAIN HOMEOWNERS ASSOCIATION, INC. Hereinafter in this document, it will be called the "Association."

ARTICLE II. *REGISTERED OFFICE*

The address of the initial registered office of the Association is 5237 Bear Mountain Drive, Evergreen, Colorado 80439.

ARTICLE III. *REGISTERED AGENT*

The name of the initial registered agent of the Association is Lowell Fortune. The agent's address is stated in Article II.

ARTICLE IV. *PURPOSES AND POWERS*

1. The Association does not contemplate pecuniary gain or profit, and none shall inure to the benefit of its members.
2. The Association shall have the power but not the duty to:
 - a. provide for the maintenance, preservation and control of the following land located within the Bear Mountain area in the community of Evergreen, County of Jefferson, State of Colorado: Units 1, 2 and 3, Bear Mountain Vista subdivision (hereinafter referred to as "the Subdivision");
 - b. promote the health, safety, and welfare of the residents of the Subdivision;
 - c. preserve and enforce the protective covenants included in the deeds of title of property located in the Subdivision;
 - d. take public position on issues affecting the Subdivision or its homeowners;
 - e. provide representation before governmental bodies and officials;
 - f. 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;
 - g. borrow money, mortgage, pledge, or hypothecate any or all real or personal property owned by the Association as security for money borrowed or debts incurred; and
 - h. have and to exercise any and all powers, rights and privileges which an association organized under Colorado law may now or hereafter have or exercise.

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ARTICLE V. *MEMBERSHIP*

Membership in the Association is limited to any person or entity owning real property located in the Subdivision and maintaining an active membership as defined in the Association's By-Laws.

ARTICLE VI. *VOTING RIGHTS*

The Association shall have one class of voting membership. Each property owner who is an active member shall be entitled to one vote.

ARTICLE VII. *BOARD OF DIRECTORS*

1. Initially, the affairs of the Association shall be managed by a Board of Directors. Thereafter, the nature and form of the governing body, term of office, etc., shall be as provided in the By-Laws of the Association.

2. The names and addresses of the persons who are to act initially in the capacity of Director until selection of their successors are:

Donald Banghart	5077 Bear Mountain Drive	Evergreen, CO 80439
Nancy Bartman	4976 Bear Mountain Drive	Evergreen, CO 80439
Ken Bemis	5436 Bear Mountain Drive	Evergreen, CO 80439
Lowell Fortune	5237 Bear Mountain Drive	Evergreen, CO 80439

3. To be eligible to serve, a Director or Officer must be an active member of the Association.

ARTICLE VIII. *DISSOLUTION*

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds of the entire membership. Upon dissolution of this Association, the acquired assets, both real and personal of the Association, shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. Said assets shall also be dedicated so that the dedication conforms with all Internal Revenue Service rules and regulations governing such dissolution.

ARTICLE IX. *DURATION*

The Association shall have perpetual existence.

ARTICLE X. *AMENDMENTS*

1. Amendment of these Articles shall require the written assent of two-thirds of the vote of all eligible voting members.

2. Actions requiring written consent of the voting members of the Association may be consented to by signing duplicates of the applicable document. Signatures on duplicate documents shall be as effective as if the signatures were on the original document.

Donald Banghart
Donald Banghart

Nancy Bartman
Nancy Bartman

Ken Bemis
Ken Bemis

Lowell Fortune
Lowell Fortune

STATE OF COLORADO)
COUNTY OF Jefferson) ss.

I hereby certify that Ken Bemis, Nancy Bartman and Lowell Fortune is/are personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing Articles of Incorporation, and appeared before me this day in person and upon oath swore to the truth of the facts therein stated and acknowledged signing said instrument of writing as a free and voluntary act.

Given under my hand and official seal on July 27, 1993.

Donald L. Banghart
Notary Public

My Commission expires: 12-19-95.

I hereby certify that Donald L. Banghart is personally known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and appeared before me this day in person and upon oath swore to the truth of the facts therein stated and acknowledged signing said instrument of writing as a free and voluntary act.

Given under my hand and official seal on July 27, 1993.

Notary Public
Carol A. Veatch

My Commission expires: 9-14-95