

ARTICLES OF INCORPORATION  
OF  
LONGSVIEW HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of the Colorado Revised Nonprofit Corporation Act, C.R.S. Section 7-121-101 through 7-137-101, and the Colorado Common Interest Ownership Act, C.R.S. Section 38-33.3-101, the undersigned, of full age, has this day, for the purpose of forming a non-profit corporation, certified as follows:

**ARTICLE I**  
**NAME**

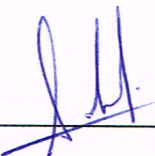
The name of the corporation is LONGSVIEW HOMEOWNERS ASSOCIATION, INC., hereafter called the "Association."

**ARTICLE II**  
**PRINCIPAL OFFICE**

The principal office of the Association is

**ARTICLE III**  
**REGISTERED AGENT**

ALFREDO H. BALDIVIESO is hereby appointed the initial registered agent of this Association, and such address shall be the registered address of this Association. By his signature below, the initial registered agent consent to this appointment.

  
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**ARTICLE IV**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

This 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 and architectural control of certain property and improvements within the property described on Exhibit A to the Declaration (as hereinafter defined), and any additions thereto as may hereafter be brought within the jurisdiction of this Association (hereinafter called the "Common Interest Community"), and to promote the health, safety and welfare of the residents within the Common Interest Community, and for the following purposes to:

1. Exercise all the powers and privileges and perform all of the duties and obligations of the Association as set forth in that certain Declaration For Longsview Townhomes, hereinafter called the "Declaration," applicable to the Common Interest Community and recorded or to be recorded in the Office of the Clerk and Recorder of Weld County, Colorado;
2. Adopt and amend budgets for revenues, expenditures, and reserves; and fix, levy, collect and enforce payment of, by any lawful means, all charges and assessments pursuant to the terms of the Declaration; 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;
3. Hire and terminate managing agents and other employees, agents and independent contractors;
4. Institute, defend or intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more Unit Owners on matters affecting the Common Interest Community;
5. Impose reasonable charges for the preparation and recordation of amendments to the Declaration or statements of unpaid assessments;
6. Provide for the indemnification of its officers and Board of Directors, and maintain directors' and officers' liability insurance;
7. Manage, control, operate, maintain, repair and improve its property as provided in the Declaration;
8. Enforce covenants, restrictions and conditions affecting any property to the extent this Association may be authorized to do so under the Declaration;
9. Engage in activities which will actively foster, promote and advance the common interests of Unit Owners;
10. Adopt, alter and amend or repeal Association Bylaws and Rules and Regulations, and promulgate and publish such rules and guidelines as may be necessary or desirable for the proper management of the affairs of this Association, provided, however, that such Association Bylaws, Rules and Regulations, and rules and guidelines shall not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration;
11. Have an exercise any and all powers, rights and privileges which a corporation organized under the Colorado Revised Nonprofit Corporation Act by law may now or hereafter have or exercise;
12. Regulate the use, maintenance, repair, replacement and modification of Common Elements;
13. Cause additional improvements to be made as part of the Common Elements;
14. Impose and receive any payments, fees or charges for the use, rental or operation of the Common Elements;
15. Exercise any powers enumerated in the Bylaws of the Association and exercise any other powers necessary and proper for the governance and operation of the Association.



## **ARTICLE V** **MEMBERSHIP**

Every person who is a record owner or a fee or undivided fee interest in any Unit which is now or hereafter subject to assessment as provided in the Declaration, including contract sellers, shall be a Member of the Association. Following termination of the Common Interest Community, the membership shall consist of all former Unit Owners entitled to distribution of proceeds under the Act of their heirs, personal representatives, successors or assigns. 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 Unit which is subject to assessment by the Association.

A transfer of membership shall occur automatically upon the transfer of title to the Unit to which the membership pertains. The Association may suspend the voting rights of a Member for a period not to exceed sixty (6) days for any infraction of its published rules and regulations, the Association's Bylaws, the Declaration of Covenants, Conditions and Restrictions for the Association, or for any period during which any assessment against such Unit Owner's Unit remains unpaid. All Members shall be entitled to vote on all matters except any Members who are in default in any obligations to the Association. Cumulative voting is prohibited.

## **ARTICLE VI** **VOTING RIGHTS**

1. The Association shall have one (1) class of voting membership. Each Unit Owner shall be entitled to one (1) vote for each Unit owned, except that no votes attributable to a Unit owned by the Association may be cast.
2. Not later than the termination of any Period of Declarant Control, the Unit Owners shall elect a Board of Directors of at least five (5) members, at least a majority of whom must be Unit Owners other than the Declarant or designated representatives of Unit Owners other than the Declarant. The Board of Directors shall elect the officers. The Board of Directors members and officers so elected shall take office upon election.

## **ARTICLE VII** **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of Directors of three (3) Directors. Directors shall be Members which, in the case of Declarant, may include any director, officer, employee or authorized agent of Declarant, and in the case of other corporate Members may include the officers and directors of each such corporate Member. The number of Directors may be changed or amended by the Bylaws of the Association. The name and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>TERM</u>	<u>ADDRESS</u>
80634 Larry Bases	Three-Year Term	3660 West 25 Street, Unit #____; Greeley, CO
80634 Alfredo Baldvieso	Two-Year Term	3660 West 25 Street, Unit #101; Greeley, CO
80634 Susan Knoeckel	Two-Year Term	3660 West 25 Street, Unit #____; Greeley, CO

80634	Ronald Hart	One-Year Term	3660 West 25 Street, Unit #____; Greeley, CO
80634	Taylor Nunnelle	One-Year Term	3660 West 25 Street, Unit #____; Greeley, CO

#### **ARTICLE VIII**

#### **DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by the Unit Owners with not less than two-thirds (2/3) of the votes attributable to Units not then owned by Declarant, and by the Declarant with not less than two-thirds (2/3) of the votes attributable to Units then owned by the Declarant. Upon dissolution of the Association other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

#### **ARTICLE IX**

#### **OFFICERS**

The Board of Directors may appoint a President, one or more Vice Presidents, a Secretary, a Treasurer and such other officers as the Board, in accordance with the provisions of the Bylaws, believes will be in the best interests of the corporation. The officers shall have such duties as may be prescribed in the Bylaws and shall serve at the pleasure of the Board of Directors.

#### **ARTICLE X**

#### **INDEMNIFICATION OF OFFICERS AND DIRECTORS**

The Association shall indemnify its Officers and Directors for any claims arising from their conduct in the performance of their duties on behalf of the Association to the fullest extent permitted by and in a manner consistent with Colorado law.

#### **ARTICLE XI**

#### **DURATION**

The Association shall exist perpetually.

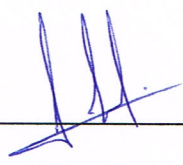
#### **ARTICLE XII**

#### **AMENDMENTS**



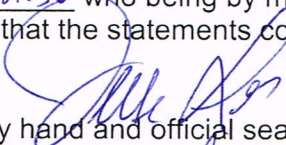
Amendment of these Articles shall require the assent of Unit Owners holding a majority of a quorum of the votes of the Units voting in person or by proxy at an annual meeting of Members or at a special meeting called for this purpose; provided, however, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with any provision of the Declaration, and in the event of any such inconsistency, the provisions of the Declaration shall control.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Colorado, the undersigned, the incorporator of this Association, has executed these Articles of Incorporation on this 4<sup>th</sup> day of MARCH, 2016.

  
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STATE OF COLORADO  
COUNTY OF WELD; CITY OF GREELEY

Alfredo H. Baldovino Personally appeared before me this 4<sup>th</sup> day of March, 2016, who being by me first duly sworn, declared that he signed the foregoing Articles of Incorporation and that the statements contained therein are true and correct to the best of his knowledge and belief.

  
Witness my hand and official seal.  
My commission expires: Aug 10<sup>th</sup>, 2017

