ADDENDUM TO:

ARTICLES OF INCORPORATION

1285 ALBION OWNERS ASSOCIATION, INC.
(a Nonprofit Corporation)

This statement is attached to, and made a part of the Articles of Incorporation forming a nonprofit corporation under the Colorado Nonprofit Corporation Act.

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members, and shall be a nonprofit corporation, without shares.

The affairs of the Association shall be managed by the Board of Directors (also referred to as the Executive Board) of the Association as provided in –and accordance with- the Bylaws of the Association.

The Board of Directors shall be set by the Bylaws, although the initial, Declarant Board shall consist of four persons, and this number may be changed by a duly adopted amendment to the Bylaws, except that in no event shall the number of directors be less than three. The names and addresses of the initial person or persons who shall serve as directors until their successors shall be elected shall be set forth in a duly adopted resolution of the Executive Board.

The members of the Board of Directors shall not be personally liable to the Association or to its members for monetary damages for breach of fiduciary duty as a director; except that the foregoing shall not eliminate or limit the liability of a Director for: any breach of that Director's duty of loyalty to the Association or its members; acts or omissions not in good faith which involve intentional misconduct or a knowing violation of the law; acts specified in C.R.S. Section 7-128-403; and any transaction from which the Director derived an improper personal benefit.

Except for personal liability of a Director provided herein, and unless otherwise limited by the Colorado Common Interest Ownership Act, the Declaration of Condominium for CONCEPT ON ALBION, or the Bylaws of the Association, the Directors shall be indemnified by the Association for any loss, damage, cost or expense incurred in the performance of their duties to the Association, including attorneys fees and costs, to the maximum extent permitted by law.

The assets of the Association, if any, in the process of dissolution shall be applied and distributed as provided in the Colorado Revised Nonprofit Corporation Act, C.R.S. 7-134-101 et seq., as may be amended from time to time.

Amendment of the Articles shall require the assent of at least two-thirds (2/3) of the weighted votes which members present at an annual or special meeting of the members of the Association, or represented by proxy, are entitled to cast, as provided in the Colorado Revised Nonprofit Corporation Act and the Declaration of Condominium for CONCEPT ON ALBION to be recorded in the real estate records of the City and County of Denver.