



# STATE OF COLORADO

DEPARTMENT OF  
STATE

## CERTIFICATE

I, VICTORIA BUCKLEY, Secretary of State of the State of Colorado hereby certify that

According to the records of this office

THE LAFAYETTE CONDOMINIUM ASSOCIATION, LTD.  
(COLORADO NONPROFIT CORPORATION)

file # 941009663 was filed in this office on JANUARY 26, 1994, and has complied with the applicable provisions of the laws of the State of Colorado and on this date is in good standing and authorized and competent to transact business or to conduct its affairs within this state.

Dated: OCTOBER 30, 1996

*Victoria Buckley*

SECRETARY OF STATE

NONPROFIT

ARTICLES OF INCORPORATION

OF

941009883 \$50.00  
SOS 01-26-94 09:50

THE LAFAYETTE CONDOMINIUM ASSOCIATION, LTD.

The undersigned persons, Robert A. Wyler, Joseph M. Palumbo, and Gloria A. Aluise, desiring to act as incorporators of a corporation under the Colorado Non-profit Corporation Act, sign and acknowledge the following Articles of Incorporation in duplicate for such Corporation:

ARTICLE I

The name of the Colorado Nonprofit Corporation shall be: THE LAFAYETTE CONDOMINIUM ASSOCIATION, LTD.

ARTICLE II

The period of the duration of the Corporation shall be perpetual.

ARTICLE III

The Corporation is organized for the following purposes:

- A. To own, sell, lease, assign leases and interests, operate, administer and manage The Lafayette Condominium Association, Ltd. ("Association"), the condominium complex, condominiums and common elements thereof and interests therein, which is located in the City and County of Denver, State of Colorado.

COMPUTER UPDATE COMPLETE



B. To exercise all powers authorized under the Colorado Nonprofit Corporation Act.

C. To exercise all powers and rights given to it by the Declaration of Covenants, Conditions and Restrictions of The Lafayette Condominiums.

#### ARTICLE IV

The income and property of the Corporation shall be used exclusively for the purposes stated above and the Corporation may do all lawful acts necessary or proper to carry out these purposes.

#### ARTICLE V

The Corporation may not have or issue any shares of stock. The Corporation may not make any loans to its directors or officers.

#### ARTICLE VI

Each owner of a condominium at The Lafayette Condominiums shall be a member of the Corporation and shall automatically remain such a member so long as such ownership of a condominium at The Lafayette Condominiums continues. Each condominium or condominium owner(s) has as many votes or fraction of a vote as provided in the Declaration of Covenants, Conditions and Restrictions of The Lafayette Condominiums and is in the Bylaws of the Corporation in the election of directors and

the management of affairs of the Corporation.

#### ARTICLE VII

The Corporation shall bear authorized operating costs for the condominiums based upon periodic determinations of needs for such costs and shall make assessments upon members of the Corporation as required by the Declaration of Covenants, Conditions and Restrictions of The Lafayette Condominiums in a pro rata allocation of such costs for each unit, and may make whatever rules and regulations as are necessary for the enforcement of such assessments. The Corporation shall purchase and always maintain in full force and effect all insurance as is determined to be necessary for the condominiums. The Corporation shall have the power and authority to act or deal with respect to any covenant or eminent domain proceeding which involves that part of The Lafayette Condominiums and the land on which the same is constructed. The Corporation shall be the attorney in fact for all of its members of condominiums of The Lafayette Condominiums for all acts designated in its Bylaws, and shall exercise those powers and perform those duties specified in the Declaration of Covenants, Conditions and Restrictions of The Lafayette Condominiums recorded in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado.

#### ARTICLE VIII

The address of the initial registered office of the Corporation is P.O. Box 1403, Dillon, Colorado 80435 (Summit County). *Street address - see Article X*

**ARTICLE IX**

The name of the initial registered agent of the Corporation at such address is:

Robert A. Wyler.

**ARTICLE X**

The address of the principal office is:

P.O. Box 1403, Dillon, CO 80435 (Mailing Address);

249 Warren Avenue, Silverthorne, CO 80498 (Physical Address).

**ARTICLE XI**

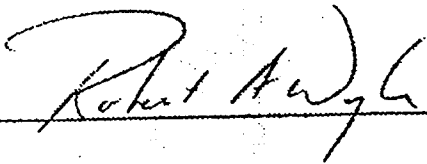
The number of Managers constituting the initial Board of Managers of the Corporation is three (3), and the names and address of the persons who are to serve as the initial Managers and who are the incorporators are:

Robert A. Wyler, P.O. Box 1403, Dillon, CO 80435

Joseph M. Palumbo, P.O. Box 1403, Dillon, CO 80435

Gloria A. Aluise, P.O. Box 1403, Dillon, CO 80435

IN WITNESS WHEREOF, the said incorporators have hereunto set their hands this 21st day of December, 1993.

  
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