

**ARTICLES OF INCORPORATION OF  
THE WHITE WOLF TOWNHOMES OWNERS ASSOCIATION, INC**

In compliance with the requirements of the Colorado Nonprofit Corporation Act, Section 7-20-101 through 7-29-106, C. R. S. 1973, as amended, 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 THE WHITE WOLF TOWNHOMES OWNERS ASSOCIATION, INC., hereafter called the "Association."

FILED  
DONETTA DAVIDSON  
COLORADO SECRETARY OF STATE

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\$ 50.00

SECRETARY OF STATE

07-03-2004 14:13:44  
P.O. Box 3355, 400 North

**ARTICLE II. PRINCIPAL**

The principal office of the Association is c/o Great Western Lodging, Park Street, Breckenridge, Colorado 80424.

**ARTICLE III. REGISTERED AGENT**

Chad Christy, whose address is P.O. Box 3355, 400 North Park Street, Breckenridge, Colorado 80424, is hereby appointed the initial registered agent of this Association, and such address shall be the registered address of this Association.

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

This Association does not contemplate pecuniary gain or profit to its Members, 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 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:

1. To exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in that certain Declaration of covenants, Conditions and Restrictions of The Settlement, hereinafter called the "Declaration," applicable to the common interest Community and recorded in the Office of the Clerk and Recorder of Summit County, Colorado, as the same may be amended and supplemented from time to time, said Declaration being incorporated herein as, if set forth at length (terms which are defined in the Declaration shall have the same meanings herein unless otherwise defined);

*Amended*  
*AK*

2. To 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. To acquire (by gift, purchase, or otherwise), own, hold, improve, encumber, maintain, convey, sell, lease, transfer or otherwise dispose of real or personal property, in its own name, in connection with the affairs of the Association, provided, however, that portions of the Common Elements may be conveyed or subjected to a Security Interest by the Association only if Persons entitled to cast at least eighty percent (80%) of the votes in the Association, including eighty percent (80%) of the votes allocated to Units not owned by a Declarant, agree to that action;
4. To borrow money and mortgage, pledge, deed in trust, or hypothecate any or all of its personal property as security for money borrowed or debts incurred; provided, however, that portions of the Common Elements may be conveyed or subjected to a security Interest by the Association only if Persons entitled to cast at least eighty percent (80%) of the votes in the Association, including eighty percent (80%) of the votes allocated to Units not owned by a Declarant, agree to that action;
5. To hire and terminate managing agents and other employees, agents, and independent contractors;
6. To institute, defend, or intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more Owners on matters affecting the Common Interest Community;
7. To impose reasonable charges for the preparation and recordation of amendments to the Declaration or statements of unpaid assessments;
8. To provide for the indemnification of its officers and Executive Board, and maintain directors, and officers' liability insurance;
9. To participate In mergers and consolidations with other nonprofit corporations organized for the same or similar purposes; provided that any merger or consolidation, other than as -may be done by Declarant as a Special Declarant Right, shall have the assent of the owners of Units to which at least two-thirds (2/3) of the votes in the Association are allocated;
10. To manage, control, operate, maintain, repair and improve its property and other property, as provided in the Declaration;
11. To enforce covenants, restrictions, and conditions affecting any property to the extent this Association may be authorized to do so under the Declaration;
12. To engage in activities which will actively foster, promote and advance the cowman interests of Owners;
13. To enter into, make, perform, or enforce contracts, licenses, leases and agreements of every kind and description, incur liabilities, and do all other acts necessary, appropriate or advisable in

carrying out any purpose of this association, with or in association with any Person, firm, association, corporation, or other entity or agency, public or private; provided, however, that the foregoing rights with respect to contracts and leases shall be subject to the express limitations, if any, contained in the Act;

14. To promulgate, adopt, alter, amend, repeal, and publish Association Bylaws and rules and regulations as may be necessary or desirable for the proper management of the affairs of this Association; provided, however, that such Association Bylaws, and rules and regulations, shall not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration;

15. To have and exercise any and all powers, rights and privileges which a corporation organized under the Colorado Nonprofit corporation Act by law may now or hereafter have or exercise;

16. To regulate the use, maintenance, repair, replacement and modification of common Elements;

17. To cause additional Improvements to be made as part of the common Elements;

18. To impose and receive any payments, fees or charges for the use, rental or operation of the common Elements;

19. To 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 of 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 Owners entitled to distribution of proceeds under the Act or 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 to which the membership pertains. The Association may suspend the voting rights of a Member for a period not to exceed sixty (60) days for any infraction of its published rules and regulations or the Association Bylaws, or for any period during which any assessment against such 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. RIGHTS**

1. The Association shall have one class of voting membership. Each owner shall be entitled to one (1) vote for each Unit owned, in accordance with the Allocated interest attributable to such

Unit, except that no votes allocated to a Unit owned by the Association may be cast. The total number of votes which may be cast in connection with any matter shall be equal to the total number of Units then existing within the Common interest Community. Except as otherwise provided in this Article, during the Period of Declarant Control, the Decrement or Persons appointed by the Declarant may appoint all officers and directors and may remove all officers and directors of the Executive Board appointed by it. A Declarant may voluntarily surrender the right to appoint and remove off officers and directors of the Executive Board before termination of the Period of Declarant Control; but, in that event, the Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Association or Executive Board, as described in a recorded instrument executed by the Declarant, be approved by the Decrement before they become effective. No later than sixty (60) days after conveyance of twenty-five percent (25%) of the Units that may be created to Owners other than a Declarant, at least one (1) member and not less than twenty-five percent (25%) of the members of that Executive Board must be elected by owners other than the Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Units that may be created to owners other than a Declarant, not less than thirty-three and one-third percent (33 1/3%) of the members of the Executive Board must be elected by owners other than the Declarant.

2. Not later than the termination of any Period of Declarant Control, the Owners shall elect an Executive Board of at least three members, at least a majority of whom must be owners other than the Declarant or designated representatives of owners other than the Declarant. The Executive Board shall elect the officers. The Executive Board members and officers so elected shall take office upon election..

#### **ARTICLE VII. EXECUTIVE BOARD**

The affairs of this Association shall be managed by an Executive Board of three (3) directors, except that the Executive Board which shall serve until termination of the Period of Declarant control shall consist of one (1) director. Directors shall be Members which, in the case of Declarant, may include any partner of Declarant and any director, officer, employee or authorized agent of Declarant or any partner of Declarant and, in the case of corporate Members, may include the officers and directors of each such corporate Member. The number of Directors may be changed by amendment of the Bylaws of the Association. The name and address of the Person who is to act in the capacity of director until the selection of his successors is:

**NAME**

Roy A. Hoff

**ADDRESS**

P.O. Box 5045  
Breckenridge, CO 80424

The successors to the initial and subsequent Executive Board shall be appointed or elected in the manner set forth in the Bylaws.

## **ARTICLE VIII. DISSOLUTION**

The Association may be dissolved at a regular or special meeting of the Members, by a vote of not less than two-thirds (2/3) of the votes in the Association cast in person or by proxy at such meeting. 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 Executive Board may appoint a President, one or more Vice Presidents, a Secretary, a Treasurer and such other officers on the Board, in accordance with the provisions of the Bylaws, which it believes will be in the best interests of the corporation. The officers shall have such duties as may be proscribed in the Bylaws and shall serve at the pleasure of the Executive Board.

## **ARTICLE X. LIMITED LIABILITY OF DIRECTORS AND OFFICERS**

There shall be no personal liability, either direct or indirect, of any director or officer of the Association to the Association or its Members, for monetary damages for any breach(es) of fiduciary duty as a director or officer; except that this provision shall not eliminate the liability of a director or officer, to the Association or its Members, for monetary damages for any breach, act, omission or transaction as to which the Colorado Nonprofit Corporation Act (as in effect from time to time) expressly prohibits the elimination of liability. This provision is effective on the date of incorporation of the Association. However, this provision shall not limit the rights of directors or of officers or of the Association for indemnification or other assistance from the Association. Also, this provision shall not restrict or otherwise diminish the provisions of section 13-21-216(2) (b), Colorado Revised Statutes, as amended, or any other law that would limit or eliminate liabilities. Any repeal or modification of the foregoing provisions of this Article by the Members, or any repeal or modification of the provisions of the Colorado Nonprofit Corporation Act which permits the limitation on or elimination of liability of directors or officers, shall not adversely affect any elimination of liability, or any right or protection, for any breach, act, omission or transaction that occurred prior to the time of such repeal or modification.

## **ARTICLE XI. DURATION**


The Association shall exist perpetually.

## **ARTICLE XII. AMENDMENTS**

Amendment of these Articles shall require the assent of 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.

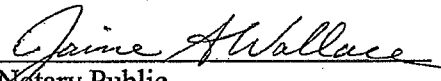
**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Colorado, the undersigned, the incorporator of this Association, has executed these Articles of Incorporation this 5th day of January, 2001.

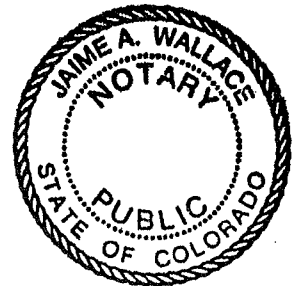
  
\_\_\_\_\_  
Royal Daniel, III  
Address of Incorporator  
P.O. Box 567  
Breckenridge, Colorado 80424

STATE OF COLORADO :  
COUNTY OF SUMMIT :

The foregoing instrument was acknowledged before me this 5th day of January, 2001, by Royal Daniel, III. Witness my hand and official seal.


My Commission Expires: 3/29/04

  
\_\_\_\_\_  
Notary Public



**CONSENT OF INITIAL REGISTERED AGENT**

The undersigned hereby consents to the appointment by the Corporation as its initial Registered Agent.

  
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Chad Christy, Registered Agent

