

NOV 27 1974

NOT FOR PROFIT

ARTICLES OF INCORPORATION  
OF  
THE CHATEAUX CONDOMINIUMS

KNOW ALL MEN BY THESE PRESENTS, that the under-  
signed have associated themselves together to establish a  
non-profit corporation pursuant to the Colorado Non-profit  
Corporation Act and do hereby certify:

ARTICLE I.

Name

The name of this corporation shall be:

THE CHATEAUX CONDOMINIUMS

ARTICLE II.

Duration

The corporation shall have perpetual existence.

ARTICLE III.

Purposes

The corporation is established not for profit and its  
objects and purposes are:

A. To govern the condominium property situate in  
the County of Gunnison, State of Colorado, which is  
termed The Chateaux Condominiums.

B. To constitute the association to which re-  
ference is made in the Condominium Declaration for  
The Chateaux Condominiums recorded November 26, 1974,  
in Book 478 at page 245, of the records of Gunnison  
County, Colorado, and to perform all of the rights,  
duties and obligations and to exercise all of the  
powers as specified in said Condominium Declarations.

C. To perform all of the rights, duties and  
obligations and to exercise all of the powers as specified  
in said Condominium Declarations.

D. To provide an entity for the furtherance of the  
interests of the owners of condominium units in the pro-  
ject.

E. To make and collect assessments against members  
of the corporation for the purpose of defraying the costs,  
expenses and any losses of the corporation.

F. To manage, control, operate, maintain, repair  
and improve common elements, as defined in the Colorado  
Condominium Ownership Act and the Condominium Declarations.

G. To enforce covenants, restrictions or conditions  
affecting any property to the extent this corporation may  
be authorized under any covenants, restrictions or conditions.

H. To make and enforce rules and regulations with respect to the use of property in the project.

I. To engage in activities and endeavors which may now or hereafter be allowed or permitted by law to actively foster, promote and advance the common interests of owners of condominium units within the project.

#### ARTICLE IV.

##### Powers

The corporation shall have and may exercise all powers conferred upon non-profit corporations organized and existing under the laws of the State of Colorado.

#### ARTICLE V.

##### Members

A. The owner of a condominium unit in The Chateaux Condominiums, upon becoming such owner, shall be entitled and required to be a member of the corporation and shall remain a member of the corporation for the period of ownership of a condominium unit.

B. The terms and conditions of membership shall be as set forth in the Articles and Bylaws of this Corporation and the Condominium Declarations of The Chateaux Condominiums.

C. There shall be one class of members. The corporation may issue a certificate evidencing membership therein.

#### ARTICLE VI.

##### Board of Directors

A. The affairs of the corporation shall be managed by a board of directors.

B. The board of directors shall consist of not less than three nor more than five members, the numbers of directors, their term of office and the manner of their election shall be as set forth in the bylaws of the corporation.

C. Three directors shall constitute the initial board of directors and their names and addresses are as follows:

James H. Melland	1406 Frost Bank Tower San Antonio, Texas 78291
John C. Webbles	1406 Frost Bank Tower San Antonio, Texas 78291
Fred Goetting	2111 Alamo National Bank Building San Antonio, Texas

ARTICLE VII.

Registered Office and Agent

A. The address of the initial registered and principal office of the corporation:

110 East Virginia Avenue  
Gunnison, Colorado 81230

B. The name of its initial registered agent at such address shall be:

Robert E. Wright, Jr.

ARTICLE VIII.

Bylaws

The initial bylaws of the corporation shall be adopted by the board of directors. The power to alter, amend or repeal the bylaws or adopt new bylaws shall be vested in the board of directors.

ARTICLE IX.

Incorporators

The name and address of each incorporator is:

James H. Helland	1406 Frost Bank Tower San Antonio, Texas 78291
John C. Webbles	1406 Frost Bank Tower San Antonio, Texas 78291
Fred Goetting	2111 Alamo National Bank Building San Antonio, Texas

Executed this 26<sup>th</sup> day of November, 1974.

James H. Helland  
James H. Helland

John C. Webbles  
John C. Webbles

Fred Goetting  
Fred Goetting

STATE OF COLORADO     )  
                                  ) SS  
County of Gunnison     )

The above and foregoing Articles of Incorporation were acknowledged before me this 26<sup>th</sup> day of November, 1974, by James H. Helland, John C. Webbles and Fred Goetting.

Witness my hand and official seal.  
My commission expires: March 13, 1978

Ernest A. Bynick  
Notary Public