

ARTICLES OF INCORPORATION
CANTERBURY IMPROVEMENT ASSOCIATION, INC.

NONPROFIT

The undersigned person acting as incorporator of a corporation under the Colorado Nonprofit Corporation Act, signed and acknowledged the following Articles of Incorporation for the purposes of incorporation pursuant to said Act:

08-28-90 08:30
901083806 \$10.00

ARTICLE I.

Name and Address of Corporation

1.01 The name of the Corporation is to be Canterbury Improvement Association, Inc.

1.02 The address of the principal office of the Corporation is P.O. Box 333, Monument, Colorado 80132.

ARTICLE II.

Period of Duration

The period of duration of said Corporation is to be perpetual.

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ARTICLE III.

Purposes and Powers

The purposes for which the Corporation is organized are as follows:

3.1 Purposes.

Said Corporation is organized exclusively as a nonprofit entity even though said organization may not qualify as an exempt organization under the Internal Revenue Code, as amended. The object and purpose of this organization is to facilitate the administration of and to accept the responsibility for enforcing all conditions, restrictions, assessments and collections according to the protective covenants and by-laws of this association effecting the property and property owners contained in the Canterbury Development, and further maintaining and operating all property belonging to the association, and to establish an organization capable of rendering decisions and deciding disputes between various property owners concerning the covenants, by-laws and other agreed matters between property owners living within the Canterbury Development.

3.2(a) Powers.

The organization shall have the power to acquire by purchase or otherwise, lease, or build, real estate or other

property, personal or mixed, sufficient to provide for the realization of its objects and purposes; and to make, contract, solicit and accept gifts of money and to raise money by lawful means, and by fees and/or dues from its members, to prosecute the objects for which it is formed; and to do any and all things necessary, incidental or proper to carry into effect the foregoing powers.

(b) To do all and everything necessary, suitable, and proper for the accomplishment of any of the purposes, or the attainment of any of the objects for the furtherance of any of the powers hereinbefore set forth either alone or in association with other corporations, firms, or individuals, and to do every other act or acts, thing or things, incidental or appurtenant to or growing out of or connected with the aforesaid business or powers, or any part or parts thereof, provided, the same be not inconsistent with the laws under which this corporation is organized.

(c) No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its members, trustees, officers, or other private person, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth above.

(d) In the event that there is a dissolution of this Corporation, the Board of Directors shall, after paying or making provisions for the payment of all liabilities of the Corporation,

dispose of all of the assets of the Corporation, if any, exclusively for the purpose of the Corporation. Any of such assets not disposed of shall be disposed of by the District Court of the County in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE IV.

Membership

4.1 Membership Qualification.

The classes, qualifications and rights of the members shall be as set forth in the By-laws. ✓

4.2 Membership Voting.

Each member is entitled to one vote on each matter submitted to a vote of members.

4.3 Election of Directors.

At the election of Directors of the corporation, they shall be elected by a majority vote of the members.

ARTICLE V.

By-laws

The initial By-laws of the Corporation shall be adopted by the Board of Directors. The Board of Directors may alter, amend and repeal the By-laws.

ARTICLE VI.

Restriction on Transfer of Membership

The Board of Directors may adopt provisions in the By-laws which will impose reasonable restrictions on the transfer of membership.

ARTICLE VII.

Initial Registered Office and Agent

The address of the initial registered office of the Corporation is 17925 Appaloosa Road, Monument, Colorado 80132, and the name of the initial registered agent of the Corporation at that address is David Patterson. ✓

ARTICLE VIII.

8.1 Initial Directors.

The number of Directors constituting the initial Board of the Corporation are six (6), and the names and addresses of the persons who are to serve as the initial Directors are:

Judy Wise, Chairman
17380 Saddlewood Road
Monument, CO 80132

David Patterson, Treasurer
17925 Appaloosa Road
Monument, CO 80132

John Read
P.O. Box 738
Monument, CO 80132

Charles McWhorter
17130 Saddlewood Road
Monument, CO 80132

Eugene Bidon
18065 Appaloosa Road
Monument, CO 80132

Linda Eliason
17425 Shahara Road
Monument, CO 80132

8.2 Increase or Decrease of Directors.

The Board of Directors of the Corporation may be increased or decreased at any time by adoption of an amendment to the By-Laws, but no decrease shall have the effect of shortening the term of any incumbent Director. In the absence of any

provision in the By-laws fixing the number of Directors, the number shall be the same as provided in these Articles of Incorporation.

DATED this 27th day of August, 1990, by the undersigned Incorporator, David Patterson.

David J. C. Patterson
David Patterson
17925 APPALOOSA RD.
MONUMENT, CO. 80132

STATE OF COLORADO)
COUNTY OF EL PASO) ss.

I, Nichelle Webb, a Notary Public in and for the County and State aforesaid, do hereby certify that David Patterson, who is personally known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, appeared before me this day in person and upon oath swore to the truth of the facts therein stated and acknowledged that he signed and delivered said instrument of writing as his free and voluntary act.

Given under my hand and official seal this 27th day of August, 1990.

My commission expires: 3-13-93.

Nichelle Webb
105 E. Moreno, #100
Colorado Springs, CO 80903