

NONPROFIT

ARTICLES OF INCORPORATION
OF
THE ENCLAVE AT MEADOW HILLS HOMEOWNERS' ASSOCIATION

931065419 \$50.00
SOS 06-23-93 12:19

The undersigned hereby signs and acknowledges, for delivery in duplicate to the Secretary of State of Colorado, these Articles of Incorporation for the purpose of forming a nonprofit corporation under the Colorado Nonprofit Corporation Act (the "Act") in conformance with the Colorado Common Interest Ownership Act ("CCIOA").

I. NAME

The name of the corporation shall be The Enclave at Meadow Hills Homeowners' Association (the "Association").

II. DURATION

The period of duration of the Association shall be perpetual.

III. PURPOSES

The Association is organized to be and constitutes the Association to which reference is made in the Declaration of Covenants, Conditions and Restrictions of The Enclave at Meadow Hills (the "Declaration"). The Declaration was executed on behalf of The Genesee Company, a Colorado corporation, as the "Declarant" thereunder. The Declaration was recorded in the real property records of Arapahoe County, Colorado on June 15, 1993, at Reception No. 9300074460. All initially capitalized terms used herein shall have the same meanings as used in the Declaration, unless otherwise defined herein.

The Declaration relates to real property in Arapahoe County, Colorado, which is or may be made subject to the Declaration (the "Property").

The Association is not organized in contemplation of pecuniary gain or profit to Members.

Specific purposes for which the Association is organized are:

A. To exercise all of the rights, powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, the Bylaws, or in any amendment to either of them.



40610.1 MCV 06/22/93 4:25 pm [CORP9]ENCLAVE.1

COMPUTER UPDATE COMPLETE
RA

VI. BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors. The duties, qualifications, number and term of Directors and the manner of their election, appointment and removal shall be as set forth in the Bylaws.

The number of the first Board of Directors shall be three. The names and addresses of the persons who are to serve as the initial Directors are as follows:

<u>Name</u>	<u>Address</u>
Robert R. Short	534 Commons Drive Golden, CO 80401
John W. Burke	534 Commons Drive Golden, CO 80401
Nancy M. Sullivan	534 Commons Drive Golden, CO 80401

VII. MEMBERS

Members. A "Member" (as defined in the Declaration Article 4.2) is the Person, or if more than one, all Persons collectively, constituting the Owner of a Lot. The Association shall have only one class of Members and each Member shall be entitled to 1 vote for each Lot owned by such Member.

Memberships Appurtenant to Lots. Each Membership shall be appurtenant to the fee simple title to a Lot. The Owner of fee simple title to a Lot shall automatically be the holder of the Membership appurtenant to that Lot and the Membership shall automatically pass with fee simple title to the Lot.

Voting Rights of Members. Any vote required or permitted under the Declaration, these Articles of Incorporation, the Bylaws, and/or the Rules may be cast only by the appropriate Members. These Articles of Incorporation and the Declaration shall always be interpreted so that one Person (i.e. the Member) casts 100% of the votes allocated to any particular Parcel or to the group of Lots which once comprised a Parcel in accordance with the Declaration. In addition, the Declarant shall select and appoint, in its sole discretion, the Directors, in accordance with the Bylaws, until the end of the Period of Declarant Control.

XIII. LIMITATION OF LIABILITY

The Association, Directors, officers, Declarant, Architectural Review Committee, and any partner, officer, director, agent or employee of any of the same, shall not be liable to any Person for any action taken or for any failure to act if the action taken or failure to act was not a breach of the duty of loyalty, was done in good faith, and did not result in an improper personal benefit to the party taking such action or failing to act.

XIV. INCORPORATOR

The name and address of the Incorporator is as follows:

<u>Name</u>	<u>Address</u>
Nancy M. Sullivan	534 Commons Drive Golden, CO 80401

IN WITNESS WHEREOF, these Articles are executed this 22nd day of June, 1993.

Nancy M. Sullivan

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 22nd day of June, 1993, by Nancy M. Sullivan.

Witness my hand and official seal.

My commission expires: November 10, 1996

Patricia S. Nelson
Notary Public