

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF DOCUMENT FILED**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Articles of Incorporation

with Document # 19871402751 of  
GOOD HOPE TOWNHOMES

Colorado Nonprofit Corporation

(Entity ID # 19871402751 )

consisting of 24 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 07/06/2023 that have been posted, and by documents delivered to this office electronically through 07/10/2023 @ 14:43:29.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 07/10/2023 @ 14:43:29 in accordance with applicable law. This certificate is assigned Confirmation Number 15133854.



A handwritten signature in blue ink that reads "Jena Griswold".

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*

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RECEIVED

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CERTIFICATE OF INCORPORATION

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CO. DEPT. OF STATE  
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OF  
GOOD HOPE TOWNHOMES

A Corporation not for Profit.

In Compliance with the requirements of C.R.S.,  
1973, 7-20-101 and the following statutes, the undersigned,  
all of whom are residents of the State of Colorado, and all  
of whom are of full age, have this day voluntarily associated  
themselves together for the purposes of forming a corporation  
not for profit and do hereby certify:

ARTICLE I - NAME

The name of the corporation is Good Hope  
Townhomes.

ARTICLE II - DURATION

The period of duration of this corporation shall be  
perpetual.

ARTICLE III - PURPOSES AND POWERS

The corporation does not contemplate pecuniary gain  
or profit, direct or indirect, to its members. The purposes  
for which it is formed are:

1. To promote the health, safety and welfare of  
the residents within the following described land, to-wit:

A tract of land located in a part of the NE-1/4 SE-1/4 NE-1/4  
of Section 11, Township 1 South, Range 1 East of the Ute  
Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the SE-1/4 NE-1/4 of  
said Section 11, thence South 00°00'00" West along the East  
line of the SE-1/4 NE-1/4 of said Section 11 a distance of  
172.00 feet to the TRUE POINT OF BEGINNING,  
thence continuing South 00°00'00" West along said East line  
of the SE-1/4 NE-1/4 of said Section 11 a distance of 487.70  
feet to the Southeast corner of the NE-1/4 SE-1/4 NE-1/4 of  
said Section 11, thence North 89°45'16" West along the South  
line of the NE-1/4 SE-1/4 NE-1/4 of said Section 11 a  
distance of 660.43 feet to the Southwest corner of the NE-1/4  
SE-1/4 NE-1/4 of said Section 11, thence North 00°00'40"  
West along the West line of the NE-1/4 SE-1/4 NE-1/4 of said  
Section 11 a distance of 659.87 feet to the Northwest corner  
of the NE-1/4 SE-1/4 NE-1/4 of said Section 11, thence South  
89°44'25" East along the North line of the SE-1/4 NE-1/4 of  
said Section 11 a distance of 472.56 feet, thence South  
00°00'00" West 172.00 feet, thence South 89°44'25" East  
188.00 feet to the point of beginning.

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2. To be and constitute the association to which reference is made in the Declaration - Good Hope Townhomes be recorded in the records of the County Clerk and Recorder of Mesa County, Colorado, pursuant to Section 38-33-105, C.R.S., 1973, called Good Hope Townhomes, located in Mesa County, Colorado, and to perform all obligations and duties of the association and to exercise all rights and powers of the association, as specified therein.

3. To provide an entity for the furtherance of the interests of the owners of townhouses in Good Hope Townhomes, with the objectives of establishing and maintaining Good Hope Townhomes as a prime townhouse ownership project of the highest possible quality and value and enhancing and protecting its value, desirability and attractiveness.

In furtherance of its purposes, but not otherwise, the corporation shall have all the powers conferred upon corporations not for profit by the statutes and common law of the State of Colorado in effect from time to time including all the powers necessary or desirable to perform the obligations and duties and exercise the rights and powers of the association under the Declaration - Good Hope Townhomes which include, but are not limited to, the following:

1. To make and collect assessments against members of the association for the purpose of defraying the costs, expenses (including the expenses incurred in exercising its powers or of performing its functions) and any losses of the corporation.

2. To manage, control, operate, maintain, repair and improve the project as defined in the Declaration - Good Hope Townhomes.

3. To enforce covenants, restrictions or conditions to the extent so authorized under the Declaration - Good Hope Townhomes and to make and enforce rules and regulations as provided therein.

4. To engage in activities which will actively foster, promote and advance the interests of the owners of Good Hope Townhomes.

#### ARTICLE IV - MEMBERSHIPS

Section 1. This corporation shall be a membership corporation without certificates or share of stock. There shall be two classes of membership, and there shall be one membership in the corporation for each townhouse, as defined in the Declaration - Good Hope Townhomes. The owner or owners of a townhouse shall hold and share the membership related to that townhouse in the same proportionate interest and by the same type of tenancy in which the title to the townhouse is held, provided always that there shall be only one membership per townhouse. In the event that the townhouse is held in ownership of one or more persons, the Board of Managers shall have the power to determine who may vote for said multiple owners and the vote for said townhouse shall be cast by the person appointed by the Board of Managers. No person or entity other than an owner of a townhouse may be a member of the corporation.

Section 2. Each membership shall have the vote as is set forth in the Declaration - Good Hope Townhomes on all matters in which members are entitled to vote.

Section 3. A membership in the corporation and the share of a member in the assets of the corporation shall not be assigned, encumbered or transferred in any manner except as an appurtenance to transfer to title to the townhouse to which the membership pertains; provided, however, that the rights of membership may be assigned to the holder of a mortgage, deed of trust, or other security instrument on a townhouse as further security for a loan secured by a lien on such townhouse.

Section 4. A transfer of membership shall occur automatically upon the transfer of title to the townhouse to which the membership pertains; provided, however, that the By-Laws of the corporation may contain reasonable provisions

and requirements with respect to recording such transfers on the books and records of the corporation.

Section 5. Members shall have no preemptive right to purchase other townhouses or the memberships appurtenant thereto. The corporation shall have the right to purchase townhouses as provided in the Declaration - Good Hope Townhomes.

Section 6. The corporation may suspend the voting rights of a member for failure to comply with the rules or regulations of the corporation or with any other obligations of the owners of any townhouse under the Declaration - Good Hope Townhomes.

Section 7. The members of the association shall have no preemptive voting rights to vote in any election.

Section 8. The By-Laws may contain provisions, not inconsistent with the foregoing, setting forth the rights, privileges, duties and responsibilities of the members.

#### ARTICLE V - BOARD OF MANAGERS

Section 1. The business and affairs of the corporation shall be conducted, managed and controlled by a Board of Managers. The Board of Managers shall consist of not less than five members. Members of the Board of Managers need not be members of the corporation or resident of the State of Colorado.

Section 2. Members of the Board of Managers shall be elected at the annual meeting of the members in the manner determined by the By-Laws. The declarant under the Declaration - Good Hope Townhomes shall be entitled to elect a majority of the members of the Board of Managers until such time as three of the townhouses of Good Hope Townhomes have been sold. After the completion and sale by said declarant of twenty-five of the said townhouse units, the number of members of the Board of Managers shall increase to five and shall remain as a four-member or five-member Board of

Managers thereafter, and in all elections for Managers conducted thereafter, cumulative voting shall be required.

Section 3. Managers may be removed, and vacancies of the Board of Managers shall be filled in the manner to be provided by the By-laws.

Section 4. The board of Managers may, by resolution, create an executive committee of the Board. The number of members of the executive committee and the persons who shall be members thereof shall be determined by the Board of Managers consistent with applicable law. Unless limited by resolution of the Board or by applicable law, the executive committee shall have all of the powers of the Board to arrange and direct all of the business affairs of the corporation, and, whenever action is required to be taken or may be taken by the Board, such action may be taken by the executive committee and shall be deemed to have been taken by the Board of Managers.

Section 5. The names and addresses of the members of the first Board of Managers who shall serve until the first election of Managers and until their successors are duly elected and qualified, are as follows:

Joseph W. Bickley  
490 McMullin Drive  
Grand Junction, CO

Thomas R. LaCroix  
P.O. Box 2685  
Grand Junction, CO 81501

Carol A. McKelvey  
649 Terrace Drive  
Grand Junction, CO 81501

Any vacancies in the Board of Managers occurring before the first election of Managers shall be filled by the remaining Managers.

#### ARTICLE VI - OFFICERS

The Board of Managers may appoint a president, one or more vice-presidents, a secretary, a treasurer and such other officers as the Board believes will be in the best

interest of the corporation. The officers shall have such duties as may be prescribed in the By-Laws of the corporation and shall serve at the pleasure of the Board of Managers.

ARTICLE VII - CONVEYANCES AND ENCUMBRANCES

Corporate property may be conveyed or encumbered by authority of two-thirds of the homeowners. Conveyances or encumbrances shall be by an instrument executed by a president or a vice-president and by a secretary or an assistance secretary, or executed by such other person or persons to whom such authority may be delegated by the Board or executive committee of the Board.

ARTICLE VIII - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the corporation shall be 490 McMullin Drive, Grand Junction, Colorado 81501. The initial registered agent at such office shall be Joseph W. Bickley.

ARTICLE IX - INCORPORATION

The names and addresses of each incorporator is:

Joseph W. Bickley  
490 McMullin Drive  
Grand Junction, CO 81501

Thomas R. LaCroix  
P.O. Box 2685  
Grand Junction, CO 81501

Carol A. McKelvey  
649 Terrace Drive  
Grand Junction, CO 81501

ARTICLE X - AMENDMENTS

Amendments to these Articles of Incorporation shall be adopted, if at all, in the manner set forth in the By-Laws; provided, however, that no amendment to these Articles



MAIL TO  
**COLORADO SECRETARY OF STATE  
 CORPORATIONS OFFICE**  
 1360 Broadway, Suite 200  
 Denver, Colorado 80202  
 (303) 866-2361

For office use only

**STATEMENT OF CHANGE OF REGISTERED OFFICE  
 OR REGISTERED AGENT OR BOTH.**

SUBMIT ONE

Filing fee \$5.00

This document must be typewritten

21.07.87

Pursuant to the provisions of the Colorado Corporation Code, the Colorado Nonprofit Corporation Act and the Colorado Uniform Limited Partnership Act of 1981, the undersigned corporation or limited partnership organized under the laws of Colorado submits the following statement for the purpose of changing its registered office or its registered agent, or both, in the state of Colorado:

First: The name of the corporation or limited partnership is:

Good Hope Townhomes

Second: the address of its REGISTERED OFFICE is 557 West Good Hope Circle Unit 2  
Clifton, Colorado 81520

Third: The name of its REGISTERED AGENT is Michael Christy

Fourth: The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

Fifth: The address of its place of business in Colorado is 557 West Good Hope Circle Unit 2  
Good Hope Townhomes Clifton, CO 81520 (Note 1)

By [Signature] (Note 2)

**IMPORTANT! PLEASE READ CAREFULLY!**  
 If you are a not for profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.

Is    president  
 Is    registered agent (Note 1)  
 Is    general partner  
 Is      chairman

STATE OF Colorado

COUNTY OF Wheat

Subscribed and sworn to before me this 13th day of November, 19 87.

My commission expires July 8, 1987

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Martha S. Fitzgerald  
 Notary Public (Note 1)  
623 East Cliff Dr. Leadville, CO 81506  
 Address

Note 1: Exact name of corporation or limited partnership makes the statement.  
 Note 2: Notarize if you are a not for profit corporation or a limited partnership. This form must be notarized. If you are a business (profit) corporation, no notarization is required.  
 Note 3: If you are a not for profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.  
 Note 4: If you are a not for profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.

COMP. CH'G. B.G.T.

MAIL TO:

COLORADO SECRETARY OF STATE  
CORPORATIONS OFFICE  
1560 Broadway, Suite 200  
Denver, Colorado 80202  
(303) 866-2361

for office use only

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SUBMIT ONE  
Filing fee \$5.00

This document must be typewritten.

STATEMENT OF CHANGE OF REGISTERED OFFICE  
OR REGISTERED AGENT, OR BOTH.

DNO 419313

Pursuant to the provisions of the Colorado Corporation Code, the Colorado Nonprofit Corporation Act and the Colorado Uniform Limited Partnership Act of 1981, the undersigned corporation or limited partnership organized under the laws of Colorado

submits the following statement for the purpose of changing its registered office or its registered agent, or both, in the state of Colorado:

First: The name of the corporation or limited partnership is:

Good Hope Townhomes Association Filing Number Two

Second: the address of its REGISTERED OFFICE is 557 West Good Hope Circle Unit B, Clifton, Colorado 81520

Third: The name of its REGISTERED AGENT is Michael Christy

Fourth: The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

Fifth: The address of its place of business in Colorado is 557 West Good Hope Circle Unit B, Clifton, CO 81520  
Good Hope Townhomes Association (Note 1)  
Filing Number Two

By Justin Harrah (Note 2)

IMPORTANT! PLEASE READ CAREFULLY!  
If you are a not-for-profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.

Its K president  
Its \_\_\_\_\_ registered agent (Note 3)  
Its \_\_\_\_\_ general partner  
Its \_\_\_\_\_ chairman

STATE OF Colorado

COUNTY OF Monte

Subscribed and sworn to before me this 13th day of November, 19 83

My commission expires July 8, 1987

Martha L. Gonzalez  
Notary Public (Note 4)

673 East Cliff Drive Grand Jet CO  
Address

COMPLETE

- Notes 1. Exact name of corporation or limited partnership making the statement.
- 2. Signature and title of officer signing (for the corporation, must be president or ~~or~~ president, for a limited partnership, must be a general partner).
- 3. Regarding profit corporations. This statement may be executed by the registered agent when it involves only a registered address change. A copy of this statement has been forwarded to the corporation by the registered agent.
- 4. Signature of notary public, must be exactly as shown on notarial seal, and must agree with notarial commission.

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COMP. CHG. B.G.T.

ARTICLES OF INCORPORATION

OF

GOOD HOPE TOWNHOMES ASSOCIATION

FILING NUMBER TWO

A Corporation not for Profit.

In Compliance with the requirements of C.R.S., 1973, 7-20-101 and the following statutes, the undersigned, all of whom are residents of the State of Colorado, and all of whom are of full age, have this day voluntarily associated themselves together for the purposes of forming a corporation not for profit and do hereby certify:

ARTICLE I - NAME

The name of the corporation is Good Hope Townhomes Filing Number Two.

ARTICLE II - PRINCIPAL OFFICE AND REGISTERED AGENT & Registered OFFICE

The principal office of the Association is located at 490 McMullin Drive, Grand Junction, Colorado 81501. The initial registered agent at such office shall be Joseph W. Bickley, whose address is 490 McMullin Drive, Grand Junction, CO 81501.

ARTICLE III - PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit, direct or indirect, to its members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and Common Area within that certain tract of property described as:

Commencing at the NE Corner of the SE-1/4NE-1/4 of said Section 11; Thence N 89°44'25" W along the north line of the SE-1/4NE-1/4 of said Section 11 a distance of 188.00 feet to the TRUE POINT OF BEGINNING; Thence S 00°00'00" W 172.00 feet; Thence S 89°44'25" E 15.00 feet; Thence S 00°00'00" W 373.10 feet; Thence along the arc of a curve to the left whose radius is 70.00 feet and whose long chord bears S 78°52'41" E 27.01 feet; Thence N 90°00'00" E 47.50 feet; Thence S 00°00'00" W 109.75 feet to a point on the south line of the NE-1/4SE-1/4NE-1/4 of said Section 11; Thence N 89°45'16" W along said south line of the NE-1/4SE-1/4NE-1/4

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ARTICLES OF INCORPORATION

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OF

GOOD HOPE TOWNHOMES ASSOCIATION

FILING NUMBER TWO

A Corporation not for Profit.

In Compliance with the requirements of C.R.S., 1973, 7-20-101 and the following statutes, the undersigned, all of whom are residents of the State of Colorado, and all of whom are of full age, have this day voluntarily associated themselves together for the purposes of forming a corporation not for profit and do hereby certify:

ARTICLE I - NAME

The name of the corporation is Good Hope Townhomes Filing Number Two.

ARTICLE II - PRINCIPAL OFFICE AND REGISTERED AGENT  
& Registered Office

The principal office of the Association is located at 490 McMullin Drive, Grand Junction, Colorado 81501. The initial registered agent at such office shall be Joseph W. Bickley, whose address is 490 McMullin Drive, Grand Junction, CO 81501.

ARTICLE III - PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit, direct or indirect, to its members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

Commencing at the NE Corner of the SE-1/4NE-1/4 of said Section 11; Thence N 89°44'25" W along the north line of the SE-1/4NE-1/4 of said Section 11 a distance of 188.00 feet to the TRUE POINT OF BEGINNING; Thence S 00°00'00" W 172.00 feet; Thence S 89°44'25" E 15.00 feet; Thence S 00°00'00" W 373.10 feet; Thence along the arc of a curve to the left whose radius is 70.00 feet and whose long chord bears S 78°52'41" E 27.01 feet; Thence N 90°00'00" E 47.50 feet; Thence S 00°00'00" W 109.75 feet to a point on the south line of the NE-1/4SE-1/4NE-1/4 of said Section 11; Thence N 89°45'16" W along said south line of the NE-1/4SE-1/4NE-1/4

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of Section 11 a distance of 561.43 feet to the SW Corner of the NE-1/4SE-1/4NE-1/4 of said Section 11; Thence N 00°00'40" W along the west line of the NE-1/4SE-1/4NE-1/4 of said Section 11 a distance of 659.87 feet to the NW Corner of the NE-1/4SE-1/4NE-1/4 of said Section 11; Thence S 89°44'25" E along the north line of the SE-1/4NE-1/4 of said Section 11 a distance of 472.56 feet to the TRUE POINT OF BEGINNING, containing 7.512 acres.

#### COMMON AREA

Commencing at the NE Corner of the SE-1/4NE-1/4 of Section 11, T1S, R1E of the Ute Meridian; Thence N 89°44'25" W along the north line of the SE-1/4NE-1/4 of said Section 11 a distance of 188.00 feet; Thence S 00°00'00" W 172.00 feet to the TRUE POINT OF BEGINNING; Thence S 89°44'25" E 15.00 feet; Thence S 00°00'00" W 4.99 feet; Thence S 90°00'00" W 300.00 feet; Thence along the arc of a curve to the left whose radius is 67.00 feet and whose long chord bears S 45°00'00" W 94.75 feet; Thence S 00°00'00" W 215.28 feet; Thence along the arc of a curve to the left whose radius is 67.00 feet and whose long chord bears S 45°00'00" E 94.75 feet; Thence N 90°00'00" E 246.59 feet; Thence along the arc of a curve to the right whose radius is 72.84 feet and whose long chord bears S 75°00'03" E 37.70 feet; Thence S 60°00'06" E 9.81 feet; Thence along the arc of a curve to the left whose radius is 70.00 feet and whose long chord bears S 63°52'44" E 9.47 feet; Thence continuing along the arc of a curve to the left whose radius is 70.00 feet and whose long chord bears S 78°52'41" E 27.01 feet; Thence N 90°00'00" E 17.50 feet; Thence S 00°00'00" W 31.75 feet; Thence N 89°45'16" W 344.44 feet; Thence N 00°00'00" E 50.32 feet; Thence S 90°00'00" W 74.00 feet; Thence S 00°00'00" W 128.00 feet to a point on the south line of the NE-1/4SE-1/4NE-1/4 of said Section 11; Thence N 89°45'16" W along said south line of the NE-1/4SE-1/4NE-1/4 of said Section 11 a distance of 77.00 feet; Thence N 00°00'40" W 597.16 feet; Thence N 89°59'20" E 2.00 feet; Thence N 00°00'40" W 44.68 feet; Thence N 89°59'20" E 4.00 feet; Thence S 00°00'40" E 53.60 feet; Thence N 90°00'00" E 128.98 feet; Thence N 00°00'00" E 53.00 feet; Thence N 90°00'00" E 4.00 feet; Thence S 00°00'00" W 156.25 feet; Thence N 90°00'00" E 66.00 feet; Thence N 00°00'00" E 103.36 feet; Thence N 90°00'00" E 131.56 feet; Thence N 00°00'00" E 58.00 feet; Thence N 90°00'00" E 4.00 feet; Thence S 00°00'00" W 161.31 feet; Thence N 90°00'00" E 66.00 feet; Thence N 00°00'00" E 1.06 feet to the TRUE POINT OF BEGINNING, containing 1.114 acres.

ALSO

Commencing at the NE Corner of the SE-1/4NE-1/4 of said Section 11; Thence N 89°44'25" W along the north line of the SE-1/4NE-1/4 of said Section 11 a distance of 188.00 feet; Thence S 00°00'00" W 172.00 feet; Thence S 89°44'25" E 15.00 feet; Thence S 00°00'00" W 38.99 feet to the TRUE POINT OF BEGINNING; Thence continuing S 00°00'00" W 295.59 feet; Thence along the arc of a curve to the left whose radius is 106.84 feet and whose long chord bears N 75°00'03" W 55.30 feet; Thence S 90°00'00" W 246.59 feet; Thence along the arc of a curve to the right whose radius is 33.00 feet and whose long chord bears N 45°00'00" W 46.67 feet; Thence N 00°00'00" E 215.28 feet; Thence along the arc of a curve to the right whose radius is 33.00 feet and whose long chord bears N 45°00'00" E 46.67 feet; Thence N 90°00'00" E 300.00 feet to the TRUE POINT OF BEGINNING,

EXCEPT

Commencing at the TRUE POINT OF BEGINNING of the above described tract of land; Thence S 00°00'00" W 26.00 feet; Thence S 90°00'00" W 24.00 feet to the TRUE POINT OF BEGINNING; Thence S 00°00'00" W 71.28 feet; Thence S 90°00'00" W 130.00 feet; Thence S 00°00'00" W 180.00 feet; Thence S 90°00'00" W 153.00 feet; Thence N 00°00'00" E 180.00 feet; Thence S 90°00'00" W 22.00 feet; Thence N 00°00'00" E 71.28 feet; Thence N 90°00'00" E 305.00 feet to the TRUE POINT OF BEGINNING, containing 1.014 acres.

and to promote the health, safety and welfare of the residents within the previously described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk and Recorder of Mesa County, State of Colorado, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth a length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to 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;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Colorado by law may now or hereafter have or exercise.

#### ARTICLE IV - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants or record to assessment by the Association, including contract sellers, shall be a member of the Association. 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 Lot which is subject to assessment by the Association.

#### ARTICLE V - VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The

: such Lot shall be exercised as they determine, but no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on December 31st, 1982.

#### ARTICLE V - BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of of not less than five (5) nor more than nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Joseph W. Bickley  
490 McMullin Drive  
Grand Junction, CO 81501

Donna R. Chapel  
529 Fruitwood Drive  
Grand Junction, CO 81501

Thomas R. LaCroix  
P.O. Box 2685  
Grand Junction, CO 81502

Susan L. Carnahan  
724 Centauri Drive  
Grand Junction, CO 81501

Chris Gray  
2721 N. 12th  
Grand Junction, CO 81501

At the first annual meeting the members shall elect three Directors for a term of one year, three Directors for a term of two years and three Directors for a term of three

vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on December 31st, 1982.

ARTICLE V - BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of of not less than five (5) nor more than nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Joseph W. Bickley  
490 McMullin Drive  
Grand Junction, CO 81501

Donna R. Chapel  
529 Fruitwood Drive  
Grand Junction, CO 81501

Thomas R. LaCroix  
P.O. Box 2685  
Grand Junction, CO 81502

Susan L. Carnahan  
724 Centauri Drive  
Grand Junction, CO 81501

Chris Gray  
2721 N. 12th  
Grand Junction, CO 81501

At the first annual meeting the members shall elect three Directors for a term of one year, three Directors for a term of two years and three Directors for a term of three

years; and at each annual meeting thereafter the members shall elect three Directors for a term of three years.

ARTICLE VI - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. 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 VII - DURATION

The corporation shall have perpetual existence.

ARTICLE VIII - AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE IX - FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Colorado, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this \_\_\_\_\_ day of \_\_\_\_\_, 1980.

*Joseph W. Bickley*  
\_\_\_\_\_  
JOSEPH W. BICKLEY

*Susan L. Carnahan*  
\_\_\_\_\_  
SUSAN L. CARNAHAN

*Thomas R. LaCroix*  
\_\_\_\_\_  
THOMAS R. LACROIX

STATE OF COLORADO )  
                          )    ss:  
COUNTY OF MESA     )

Subscribed and sworn to before me this 4<sup>th</sup> day of December, 1980, by Joseph W. Bickley, Thomas R. LaCroix and Susan L. Carnahan.

Witness My Hand and Official Seal:

My Commission Expires:

My Commission expires 12/4/81.

*Donna B. Chapel*  
\_\_\_\_\_  
Notary Public

NOT FOR PROFIT

SECRETARY OF STATE

FILED  
COLO. DEPT. OF STATE

ARTICLES OF MERGER  
GOOD HOPE TOWNHOMES  
AND

676907 5118

25 JUN 11 11:40

GOOD HOPE TOWNHOMES ASSOCIATION FILING NUMBER TWO

676907313

The members of Good Hope Townhomes and Good Hope Townhomes Association Filing Number Two having adopted a plan of merger, the following Articles of Merger are adopted:

ARTICLE I

The name of the surviving corporation shall be Good Hope Townhomes.

ARTICLE II

The plan of merger adopted by the membership of both corporations is set out in Exhibit A attached hereto.

ARTICLE III

The plan for merger was adopted on January 15, 1986 at a regular annual meeting of the membership of both corporations. A quorum of the membership from each corporation was present and the plan received two-thirds of the votes of members present and represented by proxy.

Executed this 29<sup>th</sup> day of April, 1986.

GOOD HOPE TOWNHOMES

GOOD HOPE TOWNHOMES ASSOCIATION  
FILING NUMBER TWO

By Dave Hallenbeck  
President

By Dave Hallenbeck  
President

ATTEST:

ATTEST:

Doreen Lincoln  
Secretary

Doreen Lincoln  
Secretary

STATE OF COLORADO )  
                          ) ss.  
COUNTY OF MESA     )

Subscribed and sworn to before me this 30<sup>th</sup> day of April, 1986 by Dave Hallenbeck and Doreen Lincoln.

My commission expires:  
8.16.87

Robert B. Law  
Notary Public

REJECTED



COMP. CH'D. T.R. ?

COMPUTER UPDATE COMPLETE!

**PLAN FOR MERGER OF  
GOOD HOPE TOWNHOMES  
AND  
GOOD HOPE TOWNHOMES ASSOCIATION FILING NUMBER TWO**

This plan is submitted to merge Good Hope Townhomes and Good Hope Townhomes Filing Number Two, both Colorado not for profit corporations established pursuant to CRS § 7-20-101 et. seq. As required by CRS § 7-25-101 the following are the pertinent terms of the merger.

**I. CORPORATIONS:**

A. Good Hope Townhomes, a Colorado not for profit corporation, incorporated May 16, 1980.

B. Good Hope Townhomes Association Filing Number Two, a Colorado not for profit corporation, incorporated December 10, 1980.

**II. SURVIVING CORPORATION:** Good Hope Townhomes, a Colorado not for profit corporation.

**III. STATEMENT OF CHANGES IN ARTICLES OF INCORPORATION:**

A. Common Area: Article III of the Articles of Incorporation of the surviving corporation shall be amended to include the common area described in Article III of the Articles of Good Hope Townhomes Association Filing Number Two. This amendment will place all common areas in Good Hope Subdivision under the ownership of the surviving corporation.

B. Article IV of the Articles of the surviving corporation shall be amended to include in the membership any person who is a record owner of property subject to the Declarations for Good Hope Townhomes recorded April 29, 1980 in Book 1255 at Page 221 or the Declarations recorded on January 12, 1981 in Book 1293 at Page 353.

C. Article V shall be amended to delote Class B voting rights as there is no longer a Class B membership, and to amend the Board of Directors as follows:

Chairman: Michael D. Christy, 3295-A South Good Hope,  
Clifton, CO 81520  
Dave Hallenbeck, 3292-B South Good Hope, Clifton,  
CO 81520  
James Arnott, 3293 North Good Hope, Clifton, CO  
81520  
Doreen Lincoln, 557 West Good Hope, Clifton, CO  
81520.  
Gail Bollen, 3297-p North Good Hope, Clifton, CO  
81520

COMP. CHD. TR.

EXHIBIT A

**IV. OTHER PROVISIONS:**

A. The corporate fees due the Secretary of State shall be paid prior to the merger.

B. The present officers of Good Hope Townhomes Association shall continue their full terms.

DATE: 4-29 86

GOOD HOPE TOWNHOMES

GOOD HOPE TOWNHOMES ASSOCIATION  
FILING NUMRER TWO

By [Signature]  
Chairman

By [Signature]  
Chairman

ATTEST:

ATTEST:

[Signature]  
Secretary

[Signature]  
Secretary

STATE OF COLORADO )  
                          ) ss.  
COUNTY OF MESA     )

Subscribed and sworn to before me this 29<sup>th</sup> day of April, 1986.

My commission expires:

6.16.87

[Signature]  
Notary Public

MERGER

X  ARTICLES OF MERGER

.  CERTIFIED COPY OF ART. OF MERGER

WITH AMENDMENTS

WITH CHANGE OF NAME AMENDMENT

X  DOMESTIC

FOREIGN

PROFIT

X  NONPROFIT

---

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GOOD HOPE TOWNHOMES ASSOCIATION FILING NUMBER TWO DNO419313  
(Colorado Nonprofit Corporation)

into

GOOD HOPE TOWNHOMES DNO402751  
(Colorado Nonprofit Corporation)

The survivor.

NONPROFIT  
SS Form DF-1 (Rev. 1-86)

MAIL TO:  
COLORADO SECRETARY OF STATE  
CORPORATIONS OFFICE  
1560 Broadway, Suite 200  
Denver, Colorado 80202  
(303) 866-2361

for office use only

SEP 10 1987  
SUBMITTED  
Filing Fee \$100.00  
This document must be typewritten.

STATEMENT OF CHANGE OF REGISTERED OFFICE  
OR REGISTERED AGENT, OR BOTH.

JN0402751

Pursuant to the provisions of the Colorado Corporation Code, the Colorado Nonprofit Corporation Act and the Colorado Uniform Limited Partnership Act of 1981, the undersigned corporation or limited partnership organized under the laws of Colorado

submits the following statement for the purpose of changing its registered office or its registered agent, or both, in the state of Colorado:

First: The name of the corporation or limited partnership is:

Good Hope Townhomes NC

Second: the address of its REGISTERED OFFICE is 555 33 Road Clifton Co. 81520

Third: The name of its REGISTERED AGENT is Brad Harrah

Fourth: The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

Fifth: The address of its place of business in Colorado is 555 33 Road Clifton Co. 81520 (Note 1)

By Brad Harrah President

IMPORTANT! PLEASE READ CAREFULLY!  
If you are a not-for-profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.

Its  president  
Its \_\_\_\_\_ authorized agent  
Its \_\_\_\_\_ registered agent (Note 3)  
Its \_\_\_\_\_ general partner

STATE OF Colorado

COUNTY OF Mesa

Subscribed and sworn to before me this 10 day of July, 1987.

My commission expires 7-14-88.

Marissa Botister  
Notary Public (Note 4)  
813 Road G.T. CO 81501  
Address

COMP. CH'D. T.R.

- Notes: 1. Exact name of corporation or limited partnership making the statement.  
 2. Signature and title of officer signing for the corporation must be president or vice president, for a foreign corporation without such officers, the authorized agent, for a limited partnership, must be a general partner.  
 3. Regarding profit corporations: This statement may be executed by the registered agent when it involves only a registered address of this statement has been forwarded to the corporation by the registered agent.  
 4. Signature of notary public must be exactly as shown on notarial seal, and must agree with notarial commission.

CCMP. CH.G. S.G.T.

11  
pvt

RANDALL

COMPUTER UPDATE COMPLETE  
.JAT

REJECTED

**STATE OF COLORADO  
STATEMENT OF CHANGE OF REGISTERED OFFICE AND/OR REGISTERED AGENT**

PLEASE TYPE OR PRINT CLEARLY . . . . . PLEASE READ INSTRUCTIONS ON REVERSE SIDE

**1** The exact Corporate Name, current Registered Office & current Registered Agent are:

FOR OFFICE USE ONLY

BRAD HARRAH  
AGENT FOR - 0401  
GOOD HOPE TOWN HOMES  
555 33  
CLIFTON CO.

IN 0402751

**MAY 02 1988**

05-02-88 07:43  
68:067671 \$10.00

**FILING FEE \$10.00**

The Corporation named herein makes the following statement:

**2** The State or Country of Incorporation is: COLORADO

**3** The complete street address of the Corporation's REGISTERED OFFICE shall be changed to:  
555 33 ROAD CLIFTON, CO. 81520

**4** The name of the Corporation's SUCCESSOR REGISTERED AGENT IS:  
BRAD HARRAH

**5** The address of the Corporation's Registered Office and the address of the Corporation's Registered Agent, as changed, will be identical.

**6** The complete street address of the Corporation's principal place of business in Colorado is:

555 33 ROAD CLIFTON, CO. 81520

"Address" means street name and number, city or town, and United States post office zip code designation. If by reason of rural location or otherwise, a street name shall not exist, other appropriate "address" listing as nearly as possible the actual physical location may be substituted, but in all such exceptional cases the rural free delivery route, the county, and the United States post office zip code designation shall be included.

**IMPORTANT! PLEASE READ CAREFULLY!**  
If you are a not-for-profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.

STATE OF Colorado  
COUNTY OF Moore

GOOD HOPE TOWN HOMES (Note 1)  
By Brad Harrah (Note 2)  
is President  
is Registered Agent (Note 3)  
is Authorized Agent (Foreign Corporations Only)

Subscribed and sworn to before me this 2nd day of May 1988  
My commission expires July 8, 1991



**COMPUTER UPDATE COMPLETE**

Maureen J. Lane  
Notary Public (Note 4)

- Notes:
1. Exact name of corporation making the statement.
  2. Regarding profit corporations: This statement may be executed by the registered agent when it involves only a registered address change. A copy of this statement has been forwarded to the corporation by the registered agent.
  3. Signature and title of officer signing for the corporation must be president or vice president, FOR A FOREIGN CORPORATION WITHOUT SUCH OFFICERS, THE AUTHORIZED AGENT.
  4. Signature of notary public must be exactly as shown on notarial seal, and must agree with notarial commission.