

STATE OF COLORADO

DEPARTMENT OF
STATE



NONPROFIT
CERTIFICATE OF
INCORPORATION

J. Byron A. Anderson,

Secretary of State of the State of Colorado, hereby certify that a duplicate original's of Articles of Incorporation, duly signed and acknowledged pursuant to the provisions of the Colorado Nonprofit Corporation Act, have been received in this office and are found to conform to law.

Accordingly the undersigned, by virtue of the authority vested in me by law, hereby issues this Certificate of Incorporation of

-----Crescent Park Land and Homeowners Association-----
(A COLORADO NONPROFIT CORPORATION)

and attaches hereto a duplicate original of the Articles of Incorporation.

Dated this -----Twelfth----- *day of* -----January-----, *A. D.* 19 72

Byron A. Anderson
SECRETARY OF STATE

Joseph J. Humphrey
DEPUTY

ARTICLES OF INCORPORATION

OF

CRESCENT PARK LAND and HOMEOWNERS ASSOCIATION

The undersigned persons acting as incorporators of a corporation under the Colorado Nonprofit Corporation Act, sign, and acknowledge the following Articles of Incorporation for such corporation:

FIRST: NAME

The name of the corporation is "Crescent Park Land and Homeowners Association."

SECOND: OBJECT

The objects for which the corporation is incorporated are:

- A. Promotion of identity and considerate relations and activities among all residents and land owners of Crescent Park and other civic groups in the area.
- B. Support of existing Covenants and equitable and just zoning ordinances and regulations, and require fair, equitable enforcement thereof.
- C. Welcoming newcomers and providing area information.
- D. Promotion and development of youth activities and other recreation.
- E. Continuance of area beautification and re-forestation of diseased trees. Periodic area cleanup. Perpetuating custom of name signs on each property.
- F. Development and improvement of fire plan, police protection, game law enforcement, emergency relief, anti defense and safety programs. Limiting the discharge of firearms.
- G. Improvement of roads and effective road signs.

H. Prevention of the encroachment of commercial development within the present residential area of Crescent Park.

I. Doing all other things necessary, proper or incidental to the promotion or support of the above stated objectives or which in the opinion of the Board of Directors or Members is for the general welfare of the residents and land owners of Crescent Park.

THIRD: CORPORATE POWERS

This Corporation shall have all those powers vested in it under and by virtue of the laws of the State of Colorado in such cases provided. In addition, the power to encumber, transfer, assign and sell any of the property, real, personal, or mixed, of the Corporation is hereby vested in the Board of Directors, to be exercised in the manner and upon the terms and conditions which the Board may provide. Upon appropriate resolution of the Board of Directors, the president, secretary-treasurer, or such other officers as the Board may designate in such resolution, shall be empowered to execute all deeds, conveyances, mortgages, instruments and documents affecting the Corporation; PROVIDED, that no sale or disposition of all of the property of this Corporation shall be had except in compliance with the terms and conditions of the statutes of the State of Colorado in such cases provided.

FOURTH: LIFE OF THE CORPORATION

This Corporation shall have perpetual existence.

FIFTH: CORPORATE MANAGEMENT AND REPRESENTATION

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

<u>Name</u>	<u>Address</u>
George Lucas	50 Loomis Way, Crescent Park, Rt. 2, Golden, Colorado
George Minges	2 Begole Circle, Crescent Park, Rt. 2, Golden, Colorado
Laurence Butcher	98 Spruce Canyon Cr., Crescent Park, Rt. 2, Golden, Colorado
Duane Rodgers	3 Crescent Park Cr., Crescent Park, Rt. 2, Golden, Colorado
John Barney	54 Butte Drive, Crescent Park, Rt. 2, Golden, Colorado
Jan Brallier	8340 West 67th Avenue, Arvada, Colorado

The management of this Corporation will be under the control of a board of directors. The Board of Directors shall determine and elect its own officers, shall prescribe the procedures to be followed at all board meetings and at all Association meetings subject to any changes, a modification approved by a majority vote of the membership. No director may serve more than four (4) years consecutively and that no action of the Board of Directors may make unequal the voting powers of the directors, or unseat any qualified director before the end of his term in office. Qualified directors are defined as members of Crescent Park Land and Homeowners Association who are duly elected as directors.

Each director shall take office immediately after the annual Association meeting held the first week in April at which he is elected and shall serve until the adjournment of the annual Association meeting at the end of his term. In the event that any director resigns or becomes disqualified during his term, it is the responsibility of the Board of Directors to appoint an interim replacement until the next scheduled Association meeting.

SIXTH: BY-LAWS

The Board of Directors shall have the responsibility to draft such prudent by-laws as they may deem proper for the management of the affairs of this Corporation subject to ratification by a majority vote of the membership.

SEVENTH: MEETINGS

The annual meeting shall be held as close as feasible to the first week in April of each year, beginning in April 1972, and a semi-annual Association meeting shall be held as close as feasible to the first week

in October of each year. All Association members must be given two weeks' advance notice. Special meetings may be called by the Board of Directors at any time upon two weeks' notice.

Any member of the Association who wishes to bring a matter before the Association may demand a special meeting of the Association by contacting a member of the Board. Said meeting should be called within thirty (30) days.

EIGHTH: MEMBERSHIP

Membership in the Crescent Park Land and Homeowners Association shall be open to any person who meets all of the following requirements:

A. A member must be a property owner of record, Crescent Park Filing 1, 2, and 3, in Coal Creek Canyon, Jefferson County, Colorado, provided, however, that where two or more persons hold property in joint tenancy (tenancy by the entirety or in common) only one such person shall qualify for membership and shall be entitled to no more than one vote.

B. A member must first make payment of the annual dues in the total amount prescribed by the members at an annual or special Association meeting.

NINTH: VOTING POWER

The voting power of this Corporation shall be vested in the members, each being entitled to one vote. Cumulative or proportional voting are hereby prohibited. Absentee vote will be allowed by registered or certified letter to the president.

TENTH: OFFICE

The principal office of said corporation shall be located in Crescent Park, Jefferson County Colorado. The address of the initial registered office of this Corporation is 50 Loomis Way, Crescent Park, Rt. 2, Golden, Colorado, 80401, Jefferson County Colorado, and the name of the initial registered agent at such address is George Lucas.

JEFFERSON PARK LAND AND RECREATION ASSOCIATION

ELEVENTH: DISPOSAL OF ASSETS

If this Association shall ever cease to function or if it shall ever be dissolved, the net assets and property of said Association remaining after payment of all just debts shall be distributed by the Board of Directors to a similar tax-exempt organization located in Jefferson County, Colorado; or to the United States of America; or to the State of Colorado; or to the Board of County Commissioners of Jefferson County, Colorado, as said Board of Directors shall deem best. No part of the net earnings of the Association shall ever accrue to or be distributed to any member, officer or director of this Association.

TWELFTH: AMENDMENTS

These articles of incorporation may be amended at any regularly called annual or special meeting of the members of the Association; PROVIDED, that a two-thirds (2/3) majority of those present at said meeting affirmatively concur in such amendment or amendments, and FURTHER PROVIDED that copies of the proposed amendments must be made available to members at least two weeks prior to the meeting at which they are to be voted upon.

Laurence E. Butcher

Incorporators)
)
)

George Minges

John H. Barney

STATE OF COLORADO)
) ss
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 11 day of Jan, 1972, by Laurence E. Butcher, George Minges, John H. Barney

witness whereof I have hereunto set my hand and seal.



Don R. Johnson
Notary Public

237475

ARTICLES OF INCORPORATION

Crescent Park Land and Homeowners Association

DOMESTIC
NOT FOR PROFIT

Filed in the office of the Secretary of
State, of the State of Colorado, on the
12th day of January A. D. 1972

BYRON A. ANDERSON
Secretary of State

Filing Clerk Moss Fees \$10

Old Age Pension Fund _____

This document has been inspected
and properly Entered on the Re-
cords of The Flat Tax Department.

Date January 14, 1972 *OK M J*
Arndt Clerk

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