

NOT FOR PROFIT

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SECRETARY OF STATE
STATE OF COLORADO

ARTICLES OF INCORPORATION

21 MAR 73

SOMERSET CONDOMINIUMS ASSOCIATION, INC. OF COLORADO
DEPT. OF STATE

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The undersigned, acting as the incorporator of a body corporate and politic, not for pecuniary profit, under the provisions of Articles 26 to 28 of Chapter 7, C.R.S. 1973, as amended, hereby makes, executes and acknowledges these Articles of Incorporation for the purpose of becoming a body corporate and politic, under and by virtue of said statute.

ARTICLE I

NAME

The name of the Corporation shall be Somerset Condominiums Association, hereinafter referred to as the "Association".

ARTICLE II

DURATION

The period of duration of the Association shall be the life of the condominium, unless the Association is terminated sooner by action of its members as is provided for the termination of the condominium in the Declaration.

ARTICLE III

PURPOSE

A. The purpose for which the Association is organized and incorporated is for managing, maintaining, repairing and administering all buildings, improvements and common elements on the following described property located in the County of Boulder, State of Colorado, which property is being developed into various condominium units for residential purposes:

A tract of land located in the SW 1/4 of Section 8, T. 1 S., R. 70 W. of the 6th P. 4., City of Boulder, Boulder County, Colorado, described as follows:

Commencing at the Southeast Corner of 1/4 Section 8, thence S89°41'16"E, 758.80 feet along the South line of said Section 8 to the Southeast Corner of "Armed Plaza" Westside, Rhodose Townhomes" a Subdivision by the County of Boulder, State of Colorado, according to the recorder plat hereof, being a point on the East line of Prof'g Drive in Boulder and being the TRUE POINT OF BEGINNING;

Thence continuing N50°41'16"E, 758.80 feet to the South line of said Section 8;

Thence N50°30'W, 142.80 feet;

Thence S89°41'16"E, 114.88 feet to a point on the Southwest 1/4 right-of-way line of Colorado State 7, being the SW 1/4 (Boulder)

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is and:

Thence N16°16'35"W, 37.81 feet along the Southwesterly right of way line of said Colorado State Highway No. 93.

Thence N36°09'W, 423.88 feet along the Southwesterly right of way line of said Colorado State Highway No. 93 to the west line of said Bradley Drive;

Thence N1°10'E, 19.81 feet along the East line of said Bradley Drive to the TRUE POINT OF BEGINNING.

B. The Association shall make no distribution of its net earnings for the benefit of any member or individual, except through the acquisition, construction, management, maintenance or care of the property of the Association or through the rebate of the excess membership dues, fees or assessments.

ARTICLE IV

POWERS

The Association shall be possessed of all powers necessary to carry out the aforementioned purposes, including, but not by way of limitation, power to assess, collect and apply common expenses; power to enforce the terms and provisions of any condominium declaration filed in conjunction with the development; power to act as attorney-in-fact or trustee for the condominium unit owners; and power generally to administer, manage, maintain and repair all improvements erected upon said described real property, and all personal property used in connection therewith. In addition, the Association shall further have all powers which are now granted, or hereafter may be granted, by the laws of the State of Colorado relating to corporations not for profit.

ARTICLE V

REGISTERED OFFICE AND AGENT

The address of the registered office of the Association is 5888 East Evans Avenue, Denver, Colorado 80222, and the registered agent at this office is Paul S. Miller.

ARTICLE VI

MEMBERS

The members of the Association shall consist of the record owners of units in Somerset Condominiums. A change of membership in the Association shall be established by the recording in the public records of the County of Boulder, State of Colorado, of a deed or other instrument establishing a record title to such unit and the delivery to the Association of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the Association, and the member

share of the previous owner shall be thereby ended. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to his condominium unit. The members of the Association shall be entitled to one vote for each condominium unit owned by them. The exact number of votes to be cast by owners of a condominium unit and the manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE VII

DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of such number of directors as shall be determined by the By-Laws, but not less than three (3) directors. The initial Board of Directors shall be composed of three (3) directors. Directors shall be elected at the annual members' meeting in the manner provided by the By-Laws. Directors may be removed and vacancies on the Board shall be filled as provided by the By-Laws.

The first election of directors shall not be held until after all of the condominium units have been sold by the Declarant or until the Declarant elects to terminate its control of the condominium, whichever occurs first. The directors named herein shall serve until the first election of directors. The names and addresses of the first Board of Directors are as follows:

Paul S. Miller

5424 East Zeno Avenue
Denver, Colorado 80222

H. Alan Ziegel

1213 Spruce
Boulder, Colorado 80502

John E. Mox

850 S.W. 11 Lehigh Lane
Boulder, Colorado 80502

ARTICLE VIII

OFFICERS

The general officers of the Association, who shall be elected by the Directors in accordance with the By-Laws, shall be a President, who shall be a Director, Vice President, Secretary and Treasurer.

The Board of Directors may provide for the appointment of such additional officers as they may deem for the best interests of the Association.

Whenever the Board of Directors may so order, any two offices, the duties of which do not conflict, may be held by one person.

STATE OF COLORADO
CITY AND COUNTY OF BOULDER)

Caryl A. Hunt, a Notary Public in and for said county, in the state aforesaid, do hereby certify that John E. Nock, whose name is subscribed to the foregoing Articles of Incorporation, personally appeared before me this 11th day of May, 1979, and being by me first duly sworn, declared that he was the person who signed the foregoing document as the incorporator, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of May, 1979.

Caryl A. Hunt
Notary Public

My commission expires:
April 25, 1981.

RECORDED
FILE 462
REGISTER OF STATES OFFICE

STATE OF COLORADO
DEPARTMENT OF STATE

I hereby certify that this is a true copy of Document No. _____ consisting of _____ pages filed by the Colorado Secretary of State in the records of the Secretary of State.

[Signature]
Secretary of State

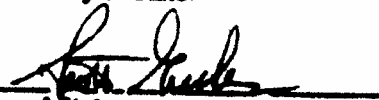
Date _____





STATE OF COLORADO
DEPARTMENT OF STATE

I hereby certify that this is a true copy of
Document No. 19871373683
consisting of 5 pages filed by the
Colorado Secretary of State in the records
of the Secretary of State.



Secretary of State

Susan Fitz

03/24/2011

By

Date