

ARTICLES OF INCORPORATION OF
RITO BLANCO RANCH

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SECRETARY OF STATE
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PROPERTY OWNERS ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Ellen B. York, 216 North Spruce Street, Colorado Springs, Colorado 80905, being a natural person of the age of 18 years or more and a citizen of the United States and acting as incorporator of a corporation under the Colorado Nonprofit Corporation Code, adopts the following Articles of Incorporation for such nonprofit corporation.

ARTICLE I.

The name of the corporation shall be:

RITO BLANCO RANCH PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II.

The period of its duration is perpetual.

ARTICLE III.

The objects and purposes of the corporation shall be: (1) to provide for the care, upkeep and supervision of real property to be known as Rito Blanco Ranch situated in Archuleta County, Colorado (the premises), as further described in a Plat or Plats and Covenants, to be recorded in Archuleta County, Colorado, and all amended and

supplemental declarations filed from time to time, and in general to do all things that may be necessary or appropriate to the covenants or the wishes of the owners of property within the premises as they may be expressed from time to time at meetings of the Association.

ARTICLE IV.

The corporation shall have all the powers set forth in C.R.S. 7-22-101, et seq., the power to sue and be sued; make and enforce contracts in relation to its business, powers and objects; have a seal; acquire, hold, encumber, and dispose of property, real, personal or mixed; adopt and alter by-laws; amend its Certificate of Incorporation; consolidate or merge with any other corporation; have different classes of members with or without voting rights; and exercise every right and privilege necessary, incident, or appertaining to its business, objects and purposes.

ARTICLE V.

The address of the initial registered office of the corporation is 216 North Spruce, Colorado Springs, Colorado 80905 the name of the initial registered agent at that address is Ellen B. York.

ARTICLE VI.

The number of directors constituting the Board of Directors of the corporation shall be not less than one nor more than ten and the names and addresses of the persons serving as the initial directors are:

Ellen B. York

751 West Cheyenne Road
Colorado Springs, CO 80906

Randy Lanosga, Jr.

3805 Roxbury Court
Colorado Springs, CO 80906

Kevin D. Meyer

1190 Vonelpark Drive
Colorado Springs, CO 80906

So long as the number of members is less than three (3), there shall be no more directors of the Association than there are members.

ARTICLE VII.

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 persons 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 in Article III hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c) of the Internal Revenue Code or corresponding section of any future tax code or (b) by a corporation, contributions to which are deductible under Section 170(c) (2) of the Internal Revenue Code or corresponding section of any future Federal Tax Code.

Upon dissolution of the corporation, assets shall be distributed for one or more except purposes within the meaning of Section 501(c) (3) of the Internal Revenue Code, or corresponding section of any future Federal Tax Code or shall be distributed to the Federal Government or to a state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of general jurisdiction of the county in which the principal office of the corporation is then located exclusively for such purposes or such organization or organizations as said Court shall determine which are organized and operated exclusively for such purposes.

EXECUTED this 28th day of July, 1997, by the undersigned incorporator.




Ellen B. York


STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

I, Heidi L. Sinclair, a Notary Public, hereby certify that on the 28th day of July, 1997, personally appeared before me Ellen B. York, who being by me first duly sworn, declared that she is the person who signed the foregoing document as incorporator and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of July, 1997.



Notary Public



My Commission expires: 3-1-2000



STATE OF COLORADO

DEPARTMENT OF
STATE

CERTIFICATE

I, VICTORIA BUCKLEY, SECRETARY OF STATE OF THE STATE OF
COLORADO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF
THIS OFFICE,

RITO BLANCO RANCH PROPERTY OWNERS ASSOCIATION,
INC.
(COLORADO NONPROFIT CORPORATION)

BECAME INCORPORATED UPON FILING ARTICLES OF INCORPORATION
DATED August 04, 1997.

DATED: August 04, 1997

Victoria Buckley


SECRETARY OF STATE

STATEMENT OF CONSENT

The undersigned, Heidi L. Sinclair, Organizer, of *RITO BLANCO RANCH, LLC*, does hereby consent on behalf of said limited liability company to use the name of **Rito Blanco Ranch Property Owners Association, Inc.**, a new non-profit corporation being formed by Heidi L. Sinclair.

Dated this 28th day of July, 1997.

RITO BLANCO RANCH, LLC

BY: 
Heidi L. Sinclair, Organizer

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I, Marcia G Herzog, a Notary Public, hereby certify that on the 28th day of July, 1997, personally appeared before me Heidi L. Sinclair, Organizer of Rito Blanco Ranch, LLC, who being by me first duly sworn, declared that she is the person who signed the foregoing document as organizer and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of July, 1997.

Marcia G Herzog
Notary Public

My Commission expires: 2/3/2001

