

ARTICLES OF INCORPORATION
OF
BUFFALO WOODS CONDOMINIUM 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.

ARTICLE I

The name of the corporation is: BUFFALO WOODS CONDOMINIUM ASSOCIATION.

ARTICLE II

The period of its duration is perpetual.

ARTICLE III

The object and purpose of the corporation is to administer and govern, on a nonprofit basis, real and personal property located in Summit County, Colorado, which has been or will be submitted to the provisions of the Condominium Ownership Act of the State of Colorado by the execution and recording of an appropriate condominium declaration or declarations.

To this end, the corporation shall have full power and authority to do all things necessary with respect to the administration, management and government of said real and personal property, and to the enforcement of all applicable condominium declarations with respect to the rights and duties of the owners of the real property and condominium units and interests therein. It shall have all the powers granted to nonprofit corporations by the laws of the State of Colorado and such other powers and duties as the members may specify.

ARTICLE IV

The corporation is not organized for profit and no part of its income or profit shall be distributable to any of its members, directors or officers. The corporation shall not have or issue shares of stock, nor shall the corporation have stockholders.

ARTICLE V

The number of directors constituting the initial Board of Directors of the corporation is three, and the names and addresses of the persons who are to serve as the initial directors and who are the incorporators are:

<u>Name</u>	<u>Address</u>
Alan Wood IV	826 South Trooper Road Norristown, Pennsylvania 19401
Dennis A. O'Brien	4040 South Cherry Street Englewood, Colorado 80110
Glen B. Clark, Jr.	1908 United Bank Center Denver, Colorado 80202

ARTICLE VI

The private property of the members shall not be liable for indebtedness of the corporation.

ARTICLE VII

The address of the initial registered office of the corporation is 1908 United Bank Center, Denver, Colorado 80202, and the name of its initial registered agent at such address is Glen B. Clark, Jr. The above address is in Denver county.

ARTICLE VIII

In the absence of fraud, no contract or other transaction between the corporation and any other person, corporation, firm, syndicate, association, partnership, or joint venture shall be wholly or partially invalidated, or otherwise affected, by reason of the fact that one or more of the directors of the corporation are or become the directors or officers of such other corporation, firm, syndicate, association, or the members of such partnership or joint venture or pecuniarily or otherwise

