



DEPARTMENT OF  
STATE

NONPROFIT  
CERTIFICATE OF  
INCORPORATION

**J. Byron A. Anderson,**

*Secretary of State of the State of Colorado, hereby certify that duplicate originals 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*

-----D.E.C.K. Gore Range Condominium Association-----  
(A COLORADO NONPROFIT CORPORATION)

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

*Dated this* -----Twentieth----- *day of* -----December-----, *A. D.* 1971

*Byron A. Anderson*  
SECRETARY OF STATE  
*Journiah J. Connelly*  
DEPUTY

ARTICLES OF INCORPORATION

OF

D.E.C.K. GORE RANGE CONDOMINIUM ASSOCIATION

The undersigned persons, acting as Incorporators of a corporation under the Colorado "Model Non-Profit Corporation Act", sign and acknowledge the following Articles of Incorporation for such corporation:

FIRST: The name of the corporation is D.E.C.K. Gore Range Condominium Association

SECOND: The period of its duration is perpetual.

THIRD: The purpose or purposes for which the corporation is organized are as follows:

1. To act on behalf of its members, collectively, as their Managing Agent or Rental Agent, with respect to the administration, maintenance, repair, management, leasing, care, replacement, improvements and use of certain properties within D.E.C.K. GORE RANGE CONDOMINIUMS, or any amended plat thereof, which shall be submitted from time to time to the provisions of the Condominium Property Act of the State of Colorado, and as such to own and acquire any real estate or interest or rights therein, or appurtenant thereto, and any and all personal property in connection therewith, as may be incidental to such purpose, all on a non-profit basis;
2. To borrow money and for such purpose to execute notes or any other form or evidence of indebtedness and to secure payment of the same by Deed of Trust, on a non-profit basis;
3. To operate, maintain or manage properties, utilities and concessions, whether real or personal, of every kind and description; to own, build, reconstruct, repair, replace, manage and maintain buildings, utilities, roads and improvements of every kind and description; to own, build, reconstruct, repair, replace, manage and maintain equipment, furniture, fixtures, furnishings and personal property of every kind and description, all for the benefit of its members on a non-profit basis;
4. To buy or otherwise acquire, own, hold, lease, sell or otherwise dispose of and to mortgage or otherwise encumber real property and personal property of all kinds in Summit County, Colorado, for the benefit of its members, on a non-profit basis;
5. To draw, make, accept, endorse, discount, guarantee, execute, and issue promissory notes, bills of exchange, checks, drafts, warrants, and all kinds of obligations and certificates of negotiable or transferable instruments, on a nonprofit basis;
6. To borrow money and contract debts for any of the purposes of the corporation, including the acquisition of property and to issue notes or evidences of indebtedness therefor, and to secure the same by pledge, deed of trust, or otherwise,

of the whole or any part of the real or personal property of the corporation, or to issue notes or other securities or other obligations of, or evidence of indebtedness without security, for the benefit of its members, on a non-profit basis;

7. To enter into, make, perform and carry out contracts of every kind, for any lawful purpose, with any person, corporation, organization, firm or association for the use and benefit of the members of the corporation on a non-profit basis;
8. To procure the prosecution, defense, and settlement of all actions of law or in equity for the benefit of its members;
9. To have one or more offices and to carry on any or all of the corporation's operations or duties;
10. To regulate, set, levy and collect monthly (or annual) assessments from the members of this corporation, which members shall consist of all of the owners of condominium units now or hereafter constructed upon said property situate within said D.E.C.K. GORE RANGE CONDOMINIUMS, or any amended plat thereof; to enforce the collection of said assessments as provided for in said Declaration and By-Laws as now or hereafter recorded, and as provided for in said Condominium Property Act of Colorado; and to use the monies received from such assessments for the purposes set forth herein and as set forth in said Declaration and By-Laws, for the benefit of its members, on a non-profit basis.
11. To give any guarantee for the payment of money or the performance of any obligation or undertaking; to undertake and execute any trusts; to acquire, improve, manage, work, develop, exercise all rights in respect of, lease, mortgage, sell, dispose of, turn to account and otherwise deal with, property of all kinds, and in particular relating to lands, building, concessions, utilities, business concerns, and undertakings; to enter into any arrangements with any authorities, municipal, local or otherwise, that may seem conducive to the corporation's objects or any of them, and to obtain and to carry out, exercise and comply with any such arrangement, rights, privileges and concessions. Generally, to carry on and undertake any business, undertaking, transaction or operation commonly carried on or undertaken by Real Estate Management Agents, except for the exclusive use and benefit of its members and upon a non-profit basis;
12. To do any and all things hereinbefore set forth, and, in addition, such other acts and things as are necessary, convenient or proper for, or incidental to, the attainment of the purposes of the corporation, to the same extent as natural persons lawfully might do, insofar as such acts are permitted to be done by a corporation organized under the "Model Non-Profit Corporation Act", of the State of Colorado, and by the "Colorado Condominium Property Act", and in general to carry on any other operations consonant with the purposes of this corporation and not being forbidden by the State of Colorado, and with all of the powers conferred upon such corporations by the laws of the State of Colorado.

FOURTH: The address of the initial registered office of the corporation is:

2040 14th Street,

Boulder, Colorado 80302  
Boulder County

And the name of its Initial Registered Agent at such address is:

Robert C. Knapple

FIFTH: The address of the principal office of this Association is:

Columbia Union National Bank Building  
900 Walnut Street - Floor Three  
Kansas City, Missouri 64106

SIXTH: The names of the Directors constituting the initial Board of Directors of the corporation are:

James W. DeYoung 900 Walnut Street Floor Three Kansas City, Missouri 64106	John C. Eisele 6405 Metcalf Suite 100 Overland Park, Kansas 66202
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Edward V. Kerrigan  
2400 West 103rd Street  
Overland Park, Kansas 66206

1st James W. DeYoung  
James W. DeYoung

1st John C. Eisele  
John C. Eisele

1st Edward V. Kerrigan  
Edward V. Kerrigan

"INCORPORATORS"

STATE OF MISSOURI )  
                          ) ss.  
COUNTY OF JACKSON )

The foregoing instrument was acknowledged before me this 1st day of December, 1971, by JAMES W. DeYoung, JOHN C. EISELE, and EDWARD V. KERRIGAN.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

1st Nellie E. Dannick  
Notary Public within and for  
Jackson County, Missouri

My Commission Expires:

7-24-73  
seal