

OR

If the nonprofit corporation's period of duration as amended is perpetual, mark this box: ☒

7. (Optional) Delayed effective date: _____
(mm/dd/yyyy)

8. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If applicable, mark this box ☐ and include an attachment stating the additional information.

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

9. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

DARKEN	WILLIAM	H	
(Last)	(First)	(Middle)	(Suffix)
26 DUTCH CREEK DR			
(Street name and number or Post Office Box information)			
LITTLETON	CO	80123	
(City)	(State)	(Postal/Zip Code)	
(Province - if applicable)		(Country - if not US)	

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box ☐ and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

**ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION
OF
COLUMBINE HEIGHTS OWNERS' ASSOCIATION, INC.**

Pursuant to CRS 7-130-105, the undersigned certifies as follows:

1. the name of the non-profit corporation is Columbine Heights Owners' Association, Inc.;
2. the text of the amendments is as set forth below which shall be a complete re-statement of the original Articles of Incorporation dated June 30, 2004;
3. the date that these Articles were adopted is January 25, 2005; and
4. these Articles were properly adopted by a valid vote of the Members of the Corporation and a certification to this effect is at the end of this document.

**ARTICLE I
NAME**

The name of the corporation is COLUMBINE HEIGHTS OWNERS' ASSOCIATION, INC., hereafter called the "Association."

**ARTICLE II
PRINCIPAL OFFICE**

The principal office of the Association shall be that of the residence of the Association's President.

**ARTICLE III
REGISTERED AGENT**

The President of the Association shall be the registered agent of this Association, and such address shall be the registered address of this Association.

**ARTICLE IV
PURPOSE, POWERS, AND RESPONSIBILITIES OF THE ASSOCIATION**

The specific purposes for which this organization is formed are (1) to assure maintenance, preservation and architectural control of all property and improvements within the property encumbered by the following recorded documents, which shall hereinafter be called the "Declarations":

Use and Building Restrictions of Columbine Heights, First Filing, recorded May 8, 1957 at Book 1014, Page 339 in the Office of the Clerk and Recorder of Arapahoe County, Colorado, amended by an Amendment to Use and Building Restrictions of a Part of Columbine Heights, First Filing, recorded on or about April 7, 1960 at Book 1183, Page 576 in the Office of the Clerk and Recorder of Arapahoe County, Colorado, and by the Protective and Restrictive Covenants of Columbine Heights - Filing No. 2 recorded January

5, 1959 at Book 1105, Page, 173 in the Office of the Clerk and Recorder of Arapahoe County, Colorado, amended by an Amendment to Protective and Restrictive Covenants of Columbine Heights, Filing No. 2, recorded April 7, 1960 at Book 1183, Page 573 in the Office of the Clerk and Recorder of Arapahoe County, Colorado, (such property hereinafter called "Columbine Heights");

and (2), to promote the health, safety and welfare of the residents within Columbine Heights by appropriate implementation of the following actions:

1. exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the above-described Declarations applicable to Columbine Heights and recorded in the Office of the Clerk and Recorder of Arapahoe County, Colorado, as the same may be amended and supplemented from time to time, said Declarations being incorporated herein as if set forth at length (terms which are defined in the Declarations shall have the same meanings herein unless otherwise defined);
2. elect a board of directors and officers from the membership
3. borrow money and mortgage, pledge, deed in trust, or hypothecate any or all of its personal property as security for money borrowed or debts incurred; the Association does not contemplate nor allow pecuniary gain or profit to the Members, Board, or Officers thereof.
4. hire and terminate managing agents and other employees, agents, and independent contractors;
5. institute, defend, or intervene, upon Board approval, in litigation or administrative proceedings in its own name on behalf of itself or two or more Owners on matters affecting Columbine Heights;
6. provide for the indemnification of its Officers and Board of Directors, and maintain Officers' and Directors' liability insurance;
7. enforce covenants, restrictions, and conditions affecting any property to the extent this Association may be so authorized;
8. engage in activities which will actively foster, promote and advance the common interests of Owners;
9. enter into, make, perform, or enforce contracts, licenses, leases and agreements of every kind and description, incur liabilities, and do all other acts necessary, appropriate or advisable in carrying out any purpose of this Association, with or in association with any person, firm, association, corporation, or other entity or agency, public or private;

10. adopt, alter and amend, or repeal Association Bylaws, and Rules and Processes, and publish and promulgate such Bylaws and Rules and Processes as may be necessary or desirable for the proper management of the affairs of this Association; provided, however, that such Association Bylaws, and Rules and Processes, shall not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declarations;
11. have and exercise any and all powers, rights and privileges which a corporation organized under the Colorado Revised Nonprofit Corporation Act by law may now or hereafter have or exercise;
12. exercise any powers enumerated in the Bylaws of the Association necessary and proper for the governance and operation of the Association.

ARTICLE V MEMBERSHIP

Every person who is a record owner of a fee or undivided fee interest in any real property (lot) which is now or hereafter subject to the Declarations, including contract sellers, shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any real property. A transfer of Membership shall occur automatically upon the transfer of title to the real property to which the Membership pertains.

ARTICLE VI VOTING RIGHTS

1. The Association shall have one class of voting Membership. Each separate real-estate parcel within Columbine Heights shall be entitled to one (1) Voting Member, who may cast one (1) vote. Multiple owners of a lot shall select one person as the Voting Member to represent their lot during any specific meeting or vote, and may cast a vote only if a majority of ownership interest is in agreement as to such vote. The total number of votes that may be cast in connection with any matter shall not exceed the total number of real estate parcels then existing within Columbine Heights.
2. As soon as practical following the filing of these Articles, the Members shall elect a Board of Directors of at least five and not more than seven members, all of whom must be Members. The Board shall elect the Officers from the elected Board Members. The Board Members and Officers so elected shall take office upon election.

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of five (5) to seven (7) Directors. Directors shall be Members, which in the case of corporate Members may include an officer or Director of each such corporate Member. The number of Directors may be changed by amendment of the Bylaws of the Association.

ARTICLE VIII
OFFICERS

The Board of Directors may appoint a President, one or more Vice-Presidents, a Secretary, a Treasurer and such other Officers as the Board, in accordance with the provisions of the Bylaws, believes will be in the best interests of the corporation. The Officers shall have such duties as may be prescribed in the Bylaws and shall serve at the pleasure of the Board of Directors.

ARTICLE IX
INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify its Officers and Directors for any claims arising from their conduct in the performance of their duties on behalf of the Association to the fullest extent permitted by and in a manner consistent with Colorado law.

In the event of dissolution, Board Members shall be indemnified and held harmless from any acts and obligations after dissolution.

ARTICLE X
DURATION

The Association shall exist perpetually.

ARTICLE XI
AMENDMENTS

Amendment of these Articles shall require the assent of Voting Members holding a two thirds (2/3) majority of a quorum of at least twenty (20) Voting Members, voting in person or by proxy at an annual meeting of Members, or at a special Membership meeting called for this purpose; provided, however, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with any provision of the Declarations. The location and wording of the amendment and a notice of the vote shall be included in the notice of the meeting.

ARTICLE XII
DISSOLUTION

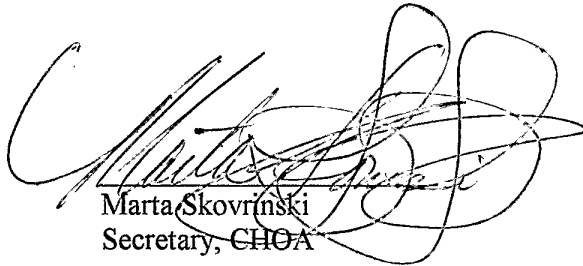
The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Voting Members representing the total number of lots in the common community. Upon dissolution of the Association other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created as approved by a vote of the Voting Members. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

We certify that on the 25th day of January 2005 a meeting of the Members of the Corporation was held for the purpose of amending the original Articles of Incorporation for this corporation formed under the laws of the State of Colorado, that this amendment has been approved by a vote of the Membership in accordance with the procedures as stated in the original Articles of Incorporation, and that this amendment is not in conflict with the Declarations.

Date: 2-9-2005



Will Darken
President, CHOA

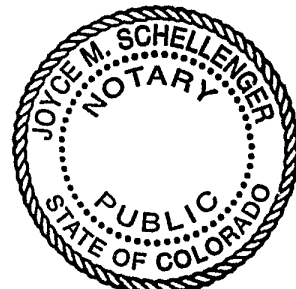


Marta Skovrinski
Secretary, CHOA

WITNESS my hand and official seal.


Notary Public

My commission expires: 3-11-2008



My Commission Expires 03/11/2008