

ARTICLES OF INCORPORATION  
OF  
OUT RUN CONDOMINIUMS HOMEOWNERS ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned have associated themselves together to establish a non-profit corporation pursuant to the Colorado Non-profit Corporation Act and do hereby certify:

ARTICLE I  
Name

The name of this corporation shall be:  
OUT RUN CONDOMINIUMS HOMEOWNERS ASSOCIATION

ARTICLE II  
Duration

The corporation shall have perpetual existence.

ARTICLE III  
Purposes

The corporation is established not for profit and its objects and purposes are:

- A. To govern the condominium property situate in the County of Gunnison, State of Colorado, which is termed Out Run Condominiums.
- B. To constitute the association to which reference is made in the Condominium Declaration for Out Run Condominiums recorded \_\_\_\_\_ in book \_\_\_\_\_ at page \_\_\_\_\_ of the records of Gunnison County, Colorado, and to perform all of the rights, duties and obligations and to exercise all of the powers as specified in said Condominium Declaration.

ARTICLE IV  
Powers

The corporation shall have and may exercise all powers conferred upon non-profit corporations organized and existing under the laws of the State of Colorado.

ARTICLE V  
Members

- A. The owner of a condominium unit in Out Run Condominiums upon becoming such owner, shall be entitled and required to be a member of the corporation and shall remain a member of the corporation for the period of ownership of a condominium unit.
- B. The terms and conditions of membership shall be as set forth in the articles and Bylaws of this corporation and the Condominium Declaration for Out Run Condominiums.
- C. There shall be one class of members. The corporation may issue a certificate evidencing membership therein.

ARTICLE VI  
Board of Directors

- A. The affairs of the corporation shall be managed by a board of directors.

This material is for informational purposes only. Copies of actual recorded documents may be obtained from the association's manager.

B. The board of directors shall consist of not less than three nor more than six members, the number of directors, their term of office, and the manner of their election shall be as set forth in the bylaws of the corporation.

C. Three directors shall constitute the initial board of directors, and their names and addresses are as follows:

Robert E. Lee, Jr.	3080 Liberty Tower Oklahoma City, Oklahoma
Lee A. Starritt	53 Seneca Drive Gunnison, Colorado
Richard G. Starritt	10 Floresta Gunnison, Colorado

ARTICLE VII

Registered Office and Agent

A. The address of the initial registered and principal office of the corporation is 53 Seneca Drive.

B. The name of its initial registered agent at such address shall be Lee A. Starritt.

ARTICLE VIII

Bylaws

The initial Bylaws of the corporation shall be adopted by the board of directors. The power to alter, amend or repeal the Bylaws or adopt new bylaws shall be vested in the board of directors.

ARTICLE IX

Incorporators

The names and addresses of the incorporators are:

Robert E. Lee, Jr.	3080 Liberty Tower Oklahoma City, Oklahoma
Lee A. Starritt	53 Seneca Drive Gunnison, Colorado
Richard G. Starritt	10 Floresta Gunnison, Colorado

DATED this 2<sup>nd</sup> day of March, 1979.

Robert E. Lee, Jr.  
Lee A. Starritt  
Richard G. Starritt

STATE OF OKLAHOMA            )  
COUNTY OF OKLAHOMA        )        ss.

I, the undersigned notary public, hereby certify that on the 2<sup>nd</sup> day of March, 1979, personally appeared before me Robert E. Lee, Jr., who being by me first duly sworn, declared that he is the person who signed the foregoing instrument as incorporator and that the statements contained therein are true.

WITNESS my hand and official seal.  
My commission expires: August 28, 1979

Diane S. Pember  
Notary Public

STATE OF COLORADO                    )  
COUNTY OF GUNNISON                )        ss.

I, the undersigned notary public, hereby certify that on the 2<sup>nd</sup> day of March, 1979, personally appeared before me Lee A. Starritt and Richard G. Starritt, who being by me first duly sworn, severally declared that they are the persons who signed the foregoing instrument as incorporators and that the statements contained therein are true.

WITNESS my hand and official seal.  
My commission expires: 1-8-83

\_\_\_\_\_  
Notary Public