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Articles of Incorporation for a Nonprofit Corporation

filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is One Riverfront Owners Association.

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the nonprofit corporation's initial principal office is

Street address 90 Benchmark Road
(Street number and name)
Unit 105
Avon CO 81620
(City) (State) (ZIP/Postal Code)
United States
(Province – if applicable) (Country)

Mailing address PO Box 9550
(leave blank if same as street address) (Street number and name or Post Office Box information)
Avon CO 81620
(City) (State) (ZIP/Postal Code)
United States
(Province – if applicable) (Country)

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name
(if an individual) Weiss-Hanen Colleen
(Last) (First) (Middle) (Suffix)

OR

(if an entity) _____
(Caution: Do not provide both an individual and an entity name.)

Street address 90 Benchmark Road
(Street number and name)
Unit 105
Avon CO 81620
(City) (State) (ZIP Code)

Mailing address
(leave blank if same as street address)

PO Box 9550
(Street number and name or Post Office Box information)

Avon CO 81620
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name
(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR

(if an entity) Wear Travers Perkins LLC
(Caution: Do not provide both an individual and an entity name.)

Mailing address 97 Main Street
(Street number and name or Post Office Box information)

E-202

Edwards CO 81632
(City) (State) (ZIP/Postal Code)

(Province – if applicable) United States
(Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. *(If the following statement applies, adopt the statement by marking the box.)*

The nonprofit corporation will have voting members.

6. Provisions regarding the distribution of assets on dissolution:

See attachment

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (**Caution:** *Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.*)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

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9. The true name and mailing address of the individual causing the document to be delivered for filing are

Welsh _____ Margaret _____ G. _____
(Last) (First) (Middle) (Suffix)
97 Main Street _____
(Street number and name or Post Office Box information)
E-202 _____
Edwards _____ CO _____ 81632 _____
(City) (State) (ZIP/Postal Code)
_____ United States _____
(Province – if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

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**ATTACHMENT
TO
ARTICLES OF INCORPORATION FOR A NONPROFIT CORPORATION
ONE RIVERFRONT OWNERS ASSOCIATION**

Pursuant to § 7-122-102, of the Colorado Revised Statutes, the following additional provisions are hereby incorporated into the foregoing Articles of Incorporation for One Riverfront Owners Association, a Colorado nonprofit corporation (the "Association"). In the event the foregoing and this attachment conflict, this attachment shall control:

10. Limitation of Liability: No director of the Association shall have any liability to the Association or to its members for monetary damages for breach of fiduciary duty as a manager, officer or director, or be personally liable for any injury to person or property arising out of a tort committed by an employee, except to the extent such exemption from liability is not permitted under the Colorado Revised Nonprofit Corporation Act. Any repeal or modification of the foregoing shall not adversely affect any right or protection of a director in respect of any act or omission occurring prior to such repeal or modification. No officer of the Association shall be personally liable for any injury to person or property arising out of a tort committed by an employee, except to the extent such exemption from liability is not permitted under the Colorado Revised Nonprofit Corporation Act.

11. Dissolution: Upon dissolution of the Association, the assets, both real and personal, of the Association shall be distributed pursuant to Section 38-33.3-218 of the Colorado Common Interest Ownership Act (CCIOA), as set forth in Article 33.3, Title 38, Colorado Revised Statutes.