

FEB 4. 1974

268108

ARTICLES OF INCORPORATION  
OF  
BANNOCKBURN HOMEOWNERS ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS that the undersigned have associated themselves together for the purpose of becoming a body corporate and politic under and by virtue of the laws of the State of Colorado, and in accordance therewith, we do hereby make, execute and acknowledge this certificate in writing of our intention so to become a body corporate, not for profit, under and by virtue of said laws.

ARTICLE I

The name of our said corporation shall be:  
BANNOCKBURN HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The object for which our said corporation is formed and incorporated is to provide a homeowners forum to raise money, enforce covenants, architectural standards; and to transact other business matters which have a common effect upon homeowners of Bannockburn Subdivision, as presently constituted and recorded with the Clerk of the County of Douglas and as the same may be expanded by additional filings in Douglas County, State of Colorado; and to do any other acts or things for the common good of all homeowners within said Bannockburn Subdivision.

ARTICLE III

The term of existence of our corporation shall be perpetual.

ARTICLE IV

Membership of our corporation shall consist of homeowners, residing on a tract within Bannockburn Subdivision. Only *ONE* vote shall be *attributed* to each occupied residential tract ~~residential tract~~

in the event any tract is held in joint or common ownership. Only one of said joint or common owners shall be permitted to vote.

Upon sale of any tract in Bannockburn, the purchaser shall obtain a voting right upon becoming a resident of Bannockburn Subdivision in Douglas County, provided all dues are paid.

#### ARTICLE V

Annual dues shall be fixed by a vote of members at large. The Corporation shall also have the power to engage in other fund raising activities for the purpose of raising funds to be used for the betterment of Bannockburn Subdivision living conditions and to accomplish the objects and purposes of this Corporation. No funds of the Corporation shall accrue to the personal benefit or profit of any member. Members who have not paid annual dues for any year shall be deemed as members not in good standing and may not vote until all dues are paid.

#### ARTICLE VI

Management of our Corporation is to be under the control and management of a Board of Directors consisting of not less than three nor more than seven members. The initial Board of Directors will be the following persons: Wallace E. Carroll, Jr., of Franktown, Colorado, 80116; Amelia M. Carroll, Franktown, Colorado, 80116; and George F. Elsner, P. O. Box 937, Castle Rock, Colorado, 80104. The term of Wallace C. Carroll, Jr. will expire three (3) years from date; Amelia M. Carroll will expire one year from date and George F. Elsner will expire after the first annual meeting.

#### ARTICLE VII

The initial registered office of the Corporation will be 316 Wilcox Street, Castle Rock, Colorado, 80104, and the initial registered agent at that address will be George F. Elsner.

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2121  
FILED in the office of the Secretary of  
State of the State of Colorado  
BYRON A. ANDERSON  
Secretary of State  
FEB 4. 1974  
268108

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#### ARTICLE VIII

Meetings of the members of the Corporation may be held within or without the State of Colorado, in such place or places as may be determined from time to time by the Board of Directors. The Board of Directors shall have the power and authority to meet and transact business of the Corporation requiring action of the Board at any place within the State of Colorado.

#### ARTICLE IX

An annual members meeting shall be held during the month of October in each and every year following the year of organization. Said meeting shall fall on the third Saturday of said month and no notice shall be required to be given to any members of said annual meeting. Thirty percent of the members in good standing shall constitute a quorum.

#### ARTICLE X

The Board of Directors of the Corporation shall have the power to make, alter, amend, and repeal by-laws not inconsistent with the laws of the State of Colorado and with these articles, as they shall deem proper for the management and conduct of the affairs of the Corporation.

#### ARTICLE XI

The Corporation reserves the right to amend, alter, change or repeal these Articles of Incorporation or any provision contained herein in the manner now or hereafter prescribed by law and all rights and powers herein conferred upon members, directors and officers are granted subject to this reserve power.

We have hereunto set our hands and seals this 14th  
day of December, 1973.

Wallace E. Carroll, Jr.

Amelia M. Carroll

George F. Elsner

STATE OF COLORADO )  
                          )  ss.  
County of Douglas )

I hereby certify that Wallace E. Carroll, Jr.,  
Amelia M. Carroll, and George F. Elsner, who are known to me  
to be the persons whose names are subscribed to the foregoing  
Articles of Incorporation, appeared before me this day in  
person and severally acknowledged that they signed the said  
instrument as their free and voluntary act and deed for the  
uses and purposes therein set forth.

Given under my hand and seal this 14th day of  
December, 1973.

My commission expires:                      My Commission Expires Nov. 6, 1977



James E. Fitzgerald  
Notary Public

MAIL ROOM  
Colorado Secretary of State  
Corporation Office  
1575 Sherman St., 2nd Fl.  
Denver, Co 80203  
(303) 866-2761

For office use only

RECEIVED

SEP 2 11 30 AM '82

SECRETARY OF STATE  
STATE OF COLORADO

STATEMENT OF CHANGE OF REGISTERED OFFICE  
OR REGISTERED AGENT, OR BOTH.

This document must be typewritten.

To the Secretary of State  
of the State of Colorado

Pursuant to the provisions of the Colorado Corporation Act and the Limited Partnership Act of 1981, the under-  
signed corporation or Limited Partnership organized under the laws of Colorado  
submits the following statement for the purpose of changing its registered office or its registered agent, or both,  
in the State of Colorado:

First: The name of corporation or Limited Partnership is:

Bannockburn Homeowners Association, Inc.

Second: the address of its REGISTERED OFFICE is 1600 Broadway, Suite 1120  
Denver, Colorado 80202

Third: The name of its REGISTERED AGENT is Morris B. Hoffman

Fourth: The address of its registered office and the address of the business office of its registered agent, if  
changed, will be identical.

Fifth: The address of its place of business in Colorado is 1820 Deerpark Trail, Franktown,  
Colorado 80116  
Bannockburn Homeowners Association, (Note 1)

By *Robert H. Hunt* (Note 2)

Its X President  
Its \_\_\_\_\_ Registered Agent (Note 3)  
Its \_\_\_\_\_ General Partner

Subscribed and sworn to before me this 3 day of August, 19 82

My commission expires January 7, 1986

*Sharon E. Wickham*  
Notary Public (Note 4)  
Suite 1120, 1600 Broadway  
Denver, Co. Address 80202

- Notes: 1. Exact name of corporation or Limited Partnership making the statement.
- 2. Signature and title of officer signing (for the corporation, must be President or Vice-President; for a Limited Partnership, must be a General Partner).
- 3. Regarding profit corporations: This statement may be executed by the registered agent when it involves only a registered address change. A copy of this statement has been forwarded to the corporation by the registered agent.
- 4. Signature of Notary Public must be exactly as shown on Notary's Seal, and must agree with notarial commission.

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