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**Articles of Incorporation for a Nonprofit Corporation**

filed pursuant to §7-90-301, et seq. and §7-122-101 of the Colorado Revised Statutes (C.R.S.)

1. Entity name:

Frontgate Property Owners Association

*(The name of a nonprofit corporation may, but need not, contain the term or abbreviation "corporation", "incorporated", "company", "limited", "corp.", "inc.", "co." or "ltd." §7-90-601, C.R.S.)*

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):*

- "bank" or "trust" or any derivative thereof
- "credit union"       "savings and loan"
- "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

10 West Beaver Creek Blvd.  
*(Street name and number)*  
Suite 200  
Avon                                      CO      81620  
*(City)*                                      *(State)*                                      *(Postal/Zip Code)*  
United States  
*(Province - if applicable)*                      *(Country - if not US)*

4. Principal office mailing address:  
 (if different from above)

P.O. Drawer 7270  
*(Street name and number or Post Office Box information)*  
Avon                                      CO      81620  
*(City)*                                      *(State)*                                      *(Postal/Zip Code)*  
United States  
*(Province - if applicable)*                      *(Country - if not US)*

5. Registered agent: (if an individual):

Wright                                      Willis                                      J.  
*(Last)*                                      *(First)*                                      *(Middle)*                                      *(Suffix)*

OR (if a business organization):

6. The person appointed as registered agent in the document has consented to being so appointed.

7. Registered agent street address:

10 West Beaver Creek Blvd.  
*(Street name and number)*  
Suite 200  
Avon                                      CO      81620  
*(City)*                                      *(State)*                                      *(Postal/Zip Code)*

8. Registered agent mailing address:  
 (if different from above)

P.O. Drawer 7270  
*(Street name and number or Post Office Box information)*

Avon CO 81620  
*(City) (State) (Postal/Zip Code)*  
United States  
*(Province - if applicable) (Country - if not US)*

9. If the corporation's period of duration is less than perpetual, state the date on which the period of duration expires:

*(mm/dd/yyyy)*

10. (Optional) Delayed effective date:

*(mm/dd/yyyy)*

11. Name(s) and address(es) of incorporator(s): (if an individual)

Perkins Gregory W.  
*(Last) (First) (Middle) (Suffix)*

OR (if a business organization)

c/o Wear, Travers & Perkins, PC  
*(Street name and number or Post Office Box information)*  
1000 S. Frontage Rd. W., #200

Vail CO 81657  
*(City) (State) (Postal/Zip Code)*  
United States  
*(Province - if applicable) (Country - if not US)*

(if an individual)

*(Last) (First) (Middle) (Suffix)*

OR (if a business organization)

*(Street name and number or Post Office Box information)*

*(City) (State) (Postal/Zip Code)*  
United States  
*(Province - if applicable) (Country - if not US)*

(if an individual)

*(Last) (First) (Middle) (Suffix)*

OR (if a business organization)

*(Street name and number or Post Office Box information)*

*(City) (State) (Postal/Zip Code)*  
United States  
*(Province - if applicable) (Country - if not US)*

(If more than three incorporators, mark this box  and include an attachment stating the names and addresses of all incorporators.)

12. The nonprofit corporation is formed under the Colorado Revised Nonprofit Corporation Act.
13. The corporation will  **OR** will not  have voting members.
14. A description of the distribution of assets upon dissolution is attached.
15. Additional information may be included pursuant to §7-122-102, C.R.S. and other organic statutes. 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.

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

Perkins	Gregory	W.	
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
c/o Wear, Travers & Perkins, PC			
<i>(Street name and number or Post Office Box information)</i>			
1000 S. Frontage Rd. W., #200			
Vail	CO	81657	
<i>(City)</i>	<i>(State)</i>	<i>(Postal/Zip Code)</i>	
United States			
<i>(Province - if applicable)</i>		<i>(Country - if not US)</i>	

*(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:**

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## Click the following links to view attachments

Attachment 1  
Articles of Inc

**ATTACHMENT  
TO  
ARTICLES OF INCORPORATION FOR A NONPROFIT CORPORATION  
FRONTGATE PROPERTY OWNERS ASSOCIATION**

The following provisions are hereby incorporated into the foregoing Articles of Incorporation for a Nonprofit corporation for Frontgate Property Owners Association. In the event the foregoing and this attachment conflict, this attachment shall control. The incorporator of a corporation under the Colorado Revised Nonprofit Corporation Act hereby certifies the following:

**ARTICLE 1  
NAME**

The name of the corporation is Frontgate Property Owners Association (the "Association").

**ARTICLE 2  
PERIOD OF DURATION**

The Association shall exist in perpetuity from and after the date of filing of these Articles of Incorporation with the Secretary of State of the State of Colorado, unless dissolved according to Colorado law.

**ARTICLE 3  
PURPOSES OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit of the members thereof. The primary purposes for which the Association is formed are (i) to provide for the operation, administration, use, and maintenance of a townhome project, including the administration, use and maintenance of certain common elements and other property more fully described under the Declaration for Frontgate Townhomes, recorded or to be recorded in the office of the Clerk and Recorder of Eagle County, Colorado, as amended from time to time (the "Declaration"); (ii) to serve the legitimate interests of the owners of the townhome units within the property; and (iii) to promote the general health, safety, and welfare of the owners, residents and occupants of the property.

**ARTICLE 4  
POWERS**

In furtherance of the purposes stated above, the Association shall have and may exercise all of the rights, powers, privileges, and immunities now or subsequently conferred upon nonprofit corporations organized under the laws of the State of Colorado.

**ARTICLE 5  
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 director, except to the extent such exemption from liability is not permitted under the Colorado Revised Nonprofit Corporation Act or the Colorado Common Interest Ownership Act (CCIOA). Any repeal or modification of the foregoing sentence 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.

**ARTICLE 6  
INDEMNIFICATION**

The Association shall provide indemnification either directly or indirectly through insurance policies or otherwise, to the fullest extent permitted by law, for any individual who serves as a director, officer, employee or agent of the Association, or who serves at the request of the Association as a director, officer, partner, trustee, employee, or agent of any other foreign or domestic corporation or of any partnership, joint venture, trust, other enterprise or employee benefit plan, against liabilities and expenses such individual incurs in connection with holding such position.

Whenever such an individual seeks indemnification by the Association against any liability or expenses incurred in any threatened, pending or completed proceeding in which the individual is a party because he or she holds or has held any such position, the Association shall proceed diligently and in good faith to make a determination, in the manner permitted in the Colorado Revised Nonprofit Corporation Act, whether indemnification is permissible in the circumstances. If indemnification is determined to be permissible, the Association shall indemnify the individual to the fullest extent permissible, provided that any indemnification for expenses shall be limited to the amount found reasonable by an evaluation conducted in a manner permitted by the Colorado Revised Nonprofit Corporation Act.

This article shall not be interpreted to limit in any manner any indemnification the Association may be required to pay pursuant to the Colorado Revised Nonprofit Corporation Act, any court order, or any contract, resolution or other commitment which is legally valid.

**ARTICLE 7  
REGISTERED OFFICE, REGISTERED AGENT AND PRINCIPAL OFFICE**

The initial registered office of the Association is located at 10 West Beaver Creek Boulevard, Suite 200, Avon, Colorado 81620, and the mailing address of the initial registered office of the Association is P.O. Drawer 7270, Avon, Colorado 81620. The initial registered agent at such office is Willis J. Wright. The principal office of the Association is located at 10 West Beaver Creek Boulevard, Suite 200, Avon, Colorado 81620, and the mailing address of the principal office is P.O. Drawer 7270, Avon, Colorado 81620.

**ARTICLE 8  
MEMBERS**

The Association shall have one class of Members as set forth in the Bylaws of the Association. All of the Members shall be voting Members.

**ARTICLE 9  
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by members representing not less than sixty-seven percent (67%) of the aggregate ownership in the general common elements of the property as described in the Declaration. Upon dissolution of the Association, the assets, both real and personal, of the Association shall be distributed pursuant to the Declaration and CCIOA, as set forth in Article 33.3, Title 38, Colorado Revised Statutes, as such Act exists on the date hereof, except to the extent that the applicability of future amendments to the Act are mandatory.

**ARTICLE 10  
AMENDMENT**

The provisions of these Articles may be amended or terminated, in whole or in part, from time to time, upon the written consent of members of the Association representing an aggregate ownership interest in the general common elements of the Association of sixty-seven percent (67%) or more.

**ARTICLE 11  
INCORPORATOR**

The name and mailing address of the incorporator of the Association and the individual who caused this document to be delivered for filing, and to whom the Secretary of State may deliver notice if the filing of this document is refused is as follows:

Gregory W. Perkins, Esq.  
c/o Wear, Travers & Perkins, P.C.  
1000 South Frontage Road West, Suite 200  
Vail, Colorado 81657