

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF DOCUMENT FILED

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Articles of Incorporation

with Document # 19871365806 of
SILVANITE CONDOMINIUM ASSOCIATION, INC.

Colorado Nonprofit Corporation

(Entity ID # 19871365806)

consisting of 7 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 01/27/2020 that have been posted, and by documents delivered to this office electronically through 01/29/2020 @ 10:49:14.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 01/29/2020 @ 10:49:14 in accordance with applicable law. This certificate is assigned Confirmation Number 12049985.



A handwritten signature in blue ink that reads "Jena Griswold".

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

NOT FOR PROFIT

REC'D
MAR 5 10 25 AM '73
COUNTY CLERK
STATE OF COLORADO

387

ARTICLES OF INCORPORATION

OF

THE SILVANITE CONDOMINIUM ASSOCIATION, INC.

For the purpose of forming a nonprofit corporation pursuant to the provisions of Colorado Revised Statutes, 1973, as amended, the undersigned has made, signed, and acknowledged the following articles:

ARTICLE I

NAME

The name of the corporation shall be:

THE SILVANITE CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

DURATION

The period of duration of this corporation shall be perpetual.

ARTICLE III

PURPOSES

The business, objectives, and purposes for which the corporation is formed are as follows:

A. To be and constitute the Association to which reference is made in the Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership of The Silvanite Condominiums (hereinafter referred to as the "Condominium Declaration") recorded in the office of the County Clerk and Recorder of Gunnison County, Colorado, relating to a condominium ownership project (hereinafter referred to as the "Condominium") in Crested Butte, Colorado, and to perform all obligations and duties of the Association and to exercise all rights and powers of the Association as specified therein.

B. To provide an entity for the fulfillment of the Owners of Condominium Units in the Association of the interest in the Condominium.

ARTICLE IV

POWERS

In furtherance of its purposes, but not otherwise, the corporation shall have the following powers:

A. All of the powers conferred upon nonprofit corporations by the common law and the statutes of the State of Colorado in effect from time to time.

B. All of the powers necessary or desirable to perform the obligations and duties and exercise the rights and powers of the Association under the Condominium Declaration, including, without limitation, the following powers:

1. To make and collect assessments against members for the purpose of defraying the costs, expenses, and any losses of

the Association, or in exercising its powers or of performing its functions.

2. To manage, control, operate, maintain, repair, and improve common elements, as defined in the Colorado Condominium Ownership Act and the Condominium Declaration.

3. To enforce covenants, restrictions, or conditions affecting any property to the extent the Association may be authorized under any such covenants, restrictions, or conditions and to make and enforce rules and regulations for use of the Condominium.

4. To engage in activities which will actively foster, promote, and advance the common ownership interests of Owners of Condominium Unit within the Condominium.

5. To buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal with and in, real, personal, and mixed property of all kinds, and any right or interest therein, for any purpose of the Association.

6. To borrow money for any purpose of the Association, limited in amount or in other respects as may be provided in the Bylaws of this Association.

7. To enter into, make perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any person, firm, association, corporation, or other entity or agency, public or private.

8. To act as agent, trustee, or other representative of other corporations, firms, and individuals, and as such to advance the business or ownership interests of such corporations, firms, or individuals.

9. To adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association, provided, however, that such Bylaws may not be inconsistent with or contrary to any provisions of the Condominium Declaration.

10. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article IV are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article IV.

ARTICLE V

MEMBERSHIPS

This corporation shall be a membership corporation without certificates or shares of stock. There shall be one class of membership and there shall be one membership in the corporation for each Owner of a condominium Unit within the Project as defined in the Condominium Declaration. An Owner is defined in the Condominium Declaration as the individual, individuals, firm, corporation, partnership, association, or other legal entity, or any combination thereof, who owns one or more Condominium Units or an undivided interest therein. The total number of memberships shall not exceed the number of Condominium Units and shall in no event exceed 12. Each membership in the corporation shall be entitled to one vote.

All members shall be entitled to vote on all matters, as provided above. Cumulative voting is prohibited. No person or entity other than an Owner of a Condominium Unit may be a member of the corporation. Members shall have no preemptive rights to purchase other Condominium Units or the memberships appurtenant thereto.

If title to a Condominium Unit is held by more than one person or by a firm, corporation, partnership, association, or other legal entity, or any combination thereof, such Owners shall execute a proxy appointing and authorizing one person or alternate persons to attend all annual and special meetings of members and to cast whatever vote the Owner himself might cast if he were personally present. Such proxy shall be effective and remain in force unless voluntarily revoked, amended, or sooner terminated by operation of law. Within 30 days after such revocation, amendment, or termination thereof, however, the Owner shall reappoint and authorize one person or alternate persons to attend all annual and special meetings as is provided in this paragraph.

A membership in the corporation and the share of a member in the assets of the corporation shall not be assigned, encumbered, or transferred in any manner except as an appurtenance to transfer of title to the Condominium Unit to which the membership pertains. The rights of membership may be assigned to the holder of a mortgage, deed of trust, or other security instrument on a Condominium Unit, however, as further security for a loan secured by a lien on such Condominium Unit.

A transfer of membership shall occur automatically upon the transfer of title to the Condominium Unit to which the membership pertains. The Bylaws of the Association may, however, contain reasonable provisions and requirements with respect to recording such transfers on the books and records of the corporation.

The corporation may suspend the voting rights of a member for failure to comply with rules and regulations or the Bylaws of the corporation or with any other obligations of the Owners of a Condominium Unit under the Condominium Declaration or agreement created thereunder.

The Bylaws may contain provisions, not inconsistent with the foregoing, setting forth the rights, privileges, duties, and responsibilities of the members.

ARTICLE VI

BOARD OF MANAGERS

The business and affairs of the corporation shall be conducted, managed, and controlled by a Board of Managers.

The Board of Managers shall consist of not less than three nor more than five members, the specific number to be set forth from time to time in the Bylaws of the corporation. In the absence of any provision to the contrary in the Bylaws, the Board shall consist of five members.

The classes of Managers, method of election and the term of office of members of the Board of Managers shall be determined by the Bylaws.

Managers may be removed and vacancies on the Board of Managers shall be filled in the manner to be provided in the Bylaws.

The names and addresses of the members of the first Board of Managers who shall serve until the first election of Managers by the members and until their successors are duly elected and qualified are as follows:

<u>Name</u>	<u>Address</u>
Larry M. Baker	1630 Colorado National Bank Building 950 17th Street Denver, CO 80202
T. J. Adams	310 Elk Ave. P.O. Box 166 Crested Butte, CO 81224
William B. Crank	930 Bennett Ave. Glenwood Springs, CO 81601
Anna Josephson	690 Gothic Ave. Crested Butte, CO 81224
Thomas Cox	304 Teocalli Ave. Crested Butte, CO 81224

Any vacancies in the Board of Managers occurring before the first election of Managers by members shall be filled by the remaining Managers.

ARTICLE VII

OFFICERS

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

ARTICLE VIII

CONVEYANCES AND ENCUMBRANCES

Corporate property may be conveyed or encumbered by authority of the Board of Managers or such person or persons to whom such authority may be delegated by resolution of the Board. Conveyances or encumbrances shall be by instrument executed by the President or a Vice-President and by the Secretary or the Treasurer or an Assistant Secretary or Assistant Treasurer, or executed by such other person or persons to whom such authority may be delegated by the Board.

ARTICLE IX

INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the corporation will be 1630 Colorado National Bank Building, 950 Seventeenth Street, Denver, Colorado 80202. The initial registered agent at such office shall be Larry M. Baker.

ARTICLE X

INCORPORATION

The incorporator of this corporation and his address are as follows:

Hal B. Tudor
2900 First of Denver Plaza
633 Seventeenth Street
Denver, CO 80202

ARTICLE XI

DISSOLUTION

In the event of the dissolution of this corporation, either voluntarily by the members hereof, by operation of law, or otherwise, then the assets of this corporation shall be deemed to be owned by the members in proportion to each member's ownership of the common elements of the Condominium.

ARTICLE XII

AMENDMENTS

Amendments to these Articles of Incorporation shall be adopted, if at all, in the manner as set forth in Colorado Revised Statutes, provided, however, that no amendment to the Articles of Incorporation shall be contrary to or inconsistent with any provision of the Condominium Declaration.

Executed this 2nd day of March, 1979.

Hal B. Tudor
Hal B. Tudor

STATE OF COLORADO
CITY AND COUNTY OF DENVER

)
) SS.
)

The foregoing instrument was acknowledged before me this 2nd day of March 1979, by Hal B. Tudor.

WITNESS my hand and official seal.

My commission expires: May 13, 1981

Walter S. G...
Notary Public

(SEAL)

RECORDED
1979 MAR 14 4 51
SECRETARY OF STATE OFFICE

for office use only

STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH

MAIL TO:
 Colorado Secretary of State
 Corporations Office
 1535 Sherman St., 2nd Fl.
 Denver, CO 80202
 (303) 866-2361

must be typewritten.

to the provisions of the Colorado Corporation Code, the Colorado Nonprofit Corporation Act and the Colorado Uniform Limited Partnership Act of 1981, the undersigned corporation or limited partnership organized under the laws of Colorado

has 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 the corporation or limited partnership is The Silvanite Condominium Association, Inc.

Second: the address of its REGISTERED OFFICE is 214 Sixth Street (P.O. Box 789) Crested Butte, Colorado 81224

Third: The name of its REGISTERED AGENT is Richard J. Paynter, Jr.

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

Fifth: The address of its place of business in Colorado is 214 Sixth Street (P.O. Box 63) Crested Butte, Colorado

(Note 1) The Silvanite Condominium Association, Inc.
 By [Signature]
 President

NEED FOR RECORD
 RECORD CHECK

IMPORTANT! PLEASE READ CAREFULLY!
 If you are a not-for-profit corporation or a limited partnership, this form must be notarized if you are a business (profit) corporation, no notarization is required.

STATE OF COLORADO

COUNTY OF GUNNISON

Subscribed and sworn to before me this

24th day of September, 1984

COMPLETED BY _____ HK

Notary Public (Note 4)
214 6th Street Crested Butte, CO 81224
 Address

- Notes: 1. Exact name of corporation or limited partnership making the statement, and title of officer signing (for the corporation, must be president or vice-president; for a limited partnership, must be a general partner).
 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). 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.
 3. Signature of notary public must be exactly as shown on notarial seal, and must agree with notarial commission.

STATE OF
**COLORADO SECRETARY OF STATE
 CORPORATIONS OFFICE**
 1560 Broadway, Suite 200
 Denver, Colorado 80202
 (303) 733-3661

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

SLIP FOLDED
 This document must be typewritten.

Pursuant to the provisions of the Colorado Corporation Code, the Colorado Nonprofit Corporation Act and the Colorado Uniform Limited Partnership Act of 1981, the undersigned corporation or limited partnership or individual 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:

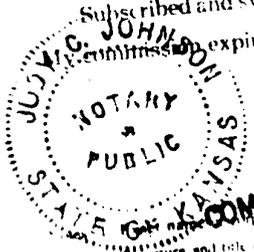
- First: The name of the corporation or limited partnership is Silvanite Condominium Association, Inc.
- Second: the address of its REGISTERED OFFICE is P.O. Box 63, Crested Butte, CO. 81224
- Third: The name of its REGISTERED AGENT is Connie Helland
- Fourth: The address of its registered office and 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 same as above

By X _____
 _____ president
 _____ authorized agent
 _____ registered agent
 _____ general partner

IMPORTANT PLEASE READ CAREFULLY!
 If you are a not for profit corporation or a limited partnership, this form must be notarized. If you are a business (profit) corporation, no notarization is required.

STATE OF KANSAS
 COUNTY OF MARION

Subscribed and sworn to before me this 13th day of April
March 15, 1992



Judy C. Johnson
 Notary Public (Note 4)
 221 Liberal Dr., Hillsboro, KS
 Address

COMPUTER UPDATE COMPLETE

1. Signature of corporation or limited partnership on this statement must be president or a president for a foreign corporation, with such officers, the authorized agent for a limited partnership, must be a general partner.
 2. Regarding profit corporations, this statement may be executed by the registered agent when it involves only a registered address change. A copy of the statement has been forwarded to the corporation by the registered agent.
 3. Signature of notary public must be in ink on an original document and must agree with a verbal commission.