

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 # 20031296611 of

HORSE RIVER RANCH HOMEOWNERS ASSOCIATION, INC.

Colorado Nonprofit Corporation

(Entity ID # 20031296611)

consisting of 5 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/07/2025 that have been posted, and by documents delivered to this office electronically through 04/09/2025 @ 10:07:24.

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 04/09/2025 @ 10:07:24 in accordance with applicable law. This certificate is assigned Confirmation Number 17186462.



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 website 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 website, <https://www.coloradosos.gov/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 website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

NONPROFIT

FILED
BONNETTA DAVIDSON
COLORADO SECRETARY OF STATE

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\$ 50.00
SECRETARY OF STATE
09-15-2003 15:46:51

ARTICLES OF INCORPORATION OF HORSE RIVER RANCH HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as incorporator, establishes a nonprofit corporation pursuant to the provisions of the Colorado Revised Nonprofit Corporation Act, Article 121 of the Colorado Revised Statutes, and the Colorado Common Interest Ownership Act, Article 33.3 of the Colorado Revised Statutes by adopting the following Articles of Incorporation:

ARTICLE I

Name, Duration and Initial Principal Office

- 1.1 The name of the corporation shall be Horse River Ranch Homeowners Association, Inc. ✓
- 1.2 The corporation shall have perpetual existence.
- 1.3 The corporation's initial principal office shall be located at 232 West Tomichi Ave., Suite 202, P.O. Box 669, Gunnison, Colorado 81230. ✓

ARTICLE II

PURPOSES AND POWERS

2.1 The corporation is organized to act as the designated homeowners association for Horse River Ranch, which association will be described and referred to in the Declaration of Protective Covenants for Horse River Ranch.

2.2 The corporation shall have all of the rights, privileges and powers now or subsequently conferred by law on nonprofit corporations and unit owners' associations of common interest communities, the laws of Colorado, and all of the rights, privileges and powers granted to it under the Declaration of Protective Covenants for Horse River Ranch as amended from time to time.

ARTICLE III

MEMBERSHIP

3.1 The corporation shall have one class of Members, who shall be the Owners of Homesteads in Horse River Ranch. The rights of the Members are set forth in the Declaration of Protective Covenants for Horse River Ranch and the Bylaws of the corporation.

3.2 The owner or owners of a Homestead shall collectively constitute one "Member" and shall have one vote on each matter submitted to a vote of the Members. ✓

ARTICLE IV
BOARD OF DIRECTORS

4.1 The initial director of the corporation shall be:

Scott C. Shirley
210 Birchtree Drive
Greenwood, SC 29649

4.2 Hereafter, the number of directors and the manner of their selection shall be as provided in the Bylaws and Declaration of Protective Covenants for Horse River Ranch. The number of directors may be increased or decreased at any time by adoption of or amendment to the Bylaws, but no decrease shall have the effect of shortening the term of any incumbent director.

4.2 The corporation shall indemnify its directors for liability to the full extent permitted by Colorado law.

4.3 The personal liability of a director to the corporation or its Members for monetary damages for breach of fiduciary duty as a director is limited to the full extent provided by Colorado law.

ARTICLE V
BYLAWS

5.1 The initial Bylaws of the corporation shall be adopted by the Board of Directors. The Board of Directors may subsequently alter, amend or repeal the Bylaws by following the provisions of the Bylaws relating to such changes.

ARTICLE VI
INITIAL REGISTERED OFFICE AND AGENT



6.1 The address of the initial registered office of the corporation and the name of the initial registered agent is:

Nancy Bentson Essex
Bratton & McClow, LLC
232 West Tomichi Ave., Suite 202
P.O. Box 669
Gunnison, CO 81230

ARTICLE VII

DISTRIBUTION OF ASSETS ON DISSOLUTION

7.1 The assets of the corporation shall be applied and distributed as follows if the corporation is dissolved: ✓

A. All liabilities and obligations of the corporation shall be paid and discharged, or adequate provisions shall be made therefor.

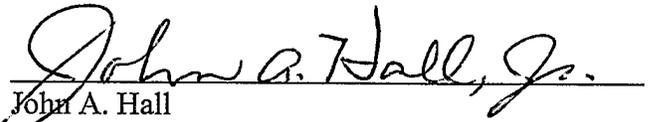
B. Assets held by the corporation on a condition requiring return, transfer, or conveyance upon the dissolution of the corporation, shall be returned transferred, or conveyed in accordance with such requirement.

C. All other assets of the corporation shall be distributed as required by the Colorado Common Interest Ownership Act.

ARTICLE VIII
INCORPORATOR

The name of the incorporator is John A. Hall and his address is 1563 County Road 730, Gunnison, CO 81230.

This the 3rd day of September, 2003.

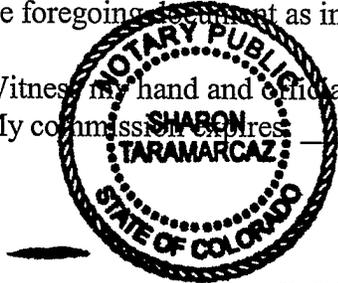

John A. Hall

STATE OF COLORADO
COUNTY OF GUNNISON

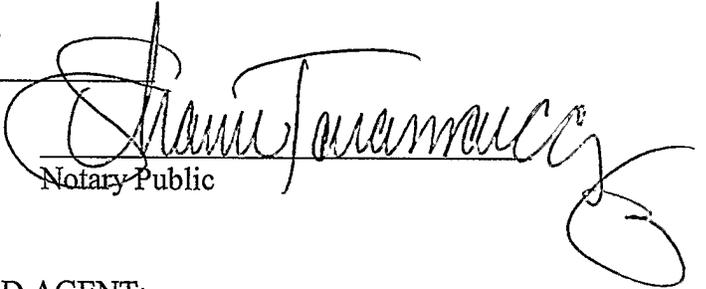
I, the undersigned, hereby certify that on Sept 3, 2003, there personally appeared before me John A. Hall who, being first duly sworn, declared that he is the person who signed the foregoing document as incorporator.

Witness my hand and official seal.

My commission expires



My Commission Expires June 30, 2007


Notary Public

CONSENT TO SERVE AS REGISTERED AGENT:

Nancy Essex
Nancy Bentson Essex

The person who has caused these Articles of Incorporation to be filed is:

John A. Hall
1563 County road 730
Gunnison, CO 81230

John A. Hall, Jr.
John A. Hall



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