

**ARTICLES OF INCORPORATION
OF
MULBERRY COMMERCIAL PARK CONDOMINIUM ASSOCIATION**

The undersigned, as an Incorporator of a nonprofit corporation pursuant to the Colorado Revised Nonprofit Corporation Act, C.R.S. §7-121-101, et seq.), hereby adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of the Corporation is MULBERRY COMMERCIAL PARK CONDOMINIUM ASSOCIATION, hereinafter called "Association."

ARTICLE II. DURATION

The duration of the Association shall be perpetual.

ARTICLE III. OFFICES

A. The street address of the initial registered office of the Association is 601 Breakwater Drive, Fort Collins, Colorado 80525, and the name of the initial registered agent at that address is Craig C. Hau. The written consent of the initial registered agent to the appointment as registered agent of the Association is stated below.

B. The address of the Association's initial principal office is 601 Breakwater Drive, Fort Collins, Colorado 80525.

ARTICLE IV. PURPOSES AND POWERS OF ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are as follows:

A. To operate the Common Interest Community known as MULBERRY COMMERCIAL PARK CONDOMINIUMS located in Larimer County, Colorado ("Common Interest Community"), in accordance with the Colorado Common Interest Ownership Act of the Colorado Revised Statutes, as amended, and the Colorado Revised Nonprofit Corporation Act, as amended.

B. To promote the health, safety, welfare and common benefit of the Owners and occupants of the Common Interest Community.

C. To do any and all permitted acts, and to have and exercise any and all powers, rights and privileges which are granted to a Common Interest Community Association under the laws of the State of Colorado and the Condominium Declaration for the Common Interest Community ("Declaration"), Bylaws, Rules and Regulations, and other governing documents of the Association.

The foregoing statements of purpose shall be construed as a statement of both purposes and powers. The purposes and powers stated in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers.

