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**ARTICLES OF INCORPORATION
OF
217 RACQUETTE DRIVE CONDOMINIUM ASSOCIATION**

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The undersigned, as an Incorporator of a nonprofit corporation pursuant to the Colorado Nonprofit Corporation Act, C.R.S. §7-20-101, et seq.), hereby adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of the Corporation is 217 RACQUETTE DRIVE CONDOMINIUM ASSOCIATION, hereinafter called "Association."

ARTICLE II. DURATION

The duration of the Association shall be perpetual.

ARTICLE III. REGISTERED OFFICE AND REGISTERED AGENT

The street address of the Association's initial registered office and the name of its initial registered agent at that office is as follows:

Patricia L. Klein
109 N. Washington Avenue
Fort Collins, CO 80521

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 217 RACQUETTE DRIVE 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 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.

ARTICLE V. NONPROFIT

The Association shall be a nonprofit corporation, without shares of stock.

