

**ARTICLES OF INCORPORATION  
OF  
REDSTONE POB CONDOMINIUM ASSOCIATION**

These Articles of Incorporation are filed for the purpose of forming a nonprofit corporation under the Colorado Revised Nonprofit Corporation Act, pursuant to § 7-122-102, Colorado Revised Statutes.

**ARTICLE I**

**NAME**

The name of this corporation shall be Redstone POB Condominium Association. For purposes of these Articles, this corporation is hereinafter referred to as the "Association."

**ARTICLE II**

**DURATION**

The period of duration of the Association shall be perpetual.

**ARTICLE III**

**PURPOSES AND POWERS**

**Section 3.01. General Purposes.** The Association is organized to be and constitute the Association to which reference is made in the Declaration of Covenants, Conditions and Restrictions for Redstone POB Condominiums ("Condominium Declaration"). The Condominium Declaration is executed or to be executed by Redstone POB, LLC, a Colorado limited liability company, and agreed and consented to by Health Service District of Northern Larimer County, d/b/a Health District of Northern Larimer County, a Colorado special district, quasi-municipal corporation and political subdivision organized and acting pursuant to Article 1, Title 32, C.R.S. 2003, f/k/a The Poudre Valley Hospital District and the Poudre Health Services District; and Poudre Valley Health Care, Inc., a Colorado nonprofit corporation d/b/a Poudre Valley Health System. The Condominium Declaration is recorded or to be recorded in the office of the Clerk and Recorder of Larimer County, Colorado. The Condominium Declaration relates to real property in Larimer County, Colorado, which is subject to the Condominium Declaration as provided therein (the "Condominium"). The Association is not organized in contemplation of pecuniary gain or profit to its members (the "Members").

**Section 3.02. Specific Purposes.** The specific purposes for which the Association is organized are:

- (a) to exercise all of the rights, powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Condominium Declaration or in any amendment to the Condominium Declaration;
- (b) to provide for maintenance, preservation and architectural control in the Condominium, as provided in the Condominium Declaration;
- (c) to promote, foster, and advance the common interests of Owners within the Condominium;
- (d) to fix, levy, collect and enforce payment of, by any lawful means, assessments and other amounts payable by or with respect to Owners within the Condominium as provided in the Condominium Declaration;
- (e) to manage, maintain, repair and improve the Common Elements within the Condominium, and to perform services and functions for or relating to the Condominium, all as provided in the Condominium Declaration;
- (f) to enforce covenants, restrictions, conditions and equitable servitudes affecting the Condominium;
- (g) to make and enforce rules, regulations and policies with respect to the interpretation and implementation of the Condominium Declaration and the use of any property within the Condominium;
- (h) to establish and maintain the Condominium as property of the highest quality and value, and to enhance and protect its desirability and attractiveness; and
- (i) to exercise all rights, privileges and options and to assume all duties granted to or required of the Association pursuant to the Master Declaration and Ground Lease described in the Condominium Declaration.

Each purpose specified herein is an independent purpose and is not to be restricted by reference to or inference from the terms of any other purpose.

**Section 3.03. Powers.** The Association shall have all of the powers which a nonprofit corporation may exercise under the Colorado Revised Nonprofit Corporation Act and the laws of the State of Colorado in effect from time to time.

## ARTICLE IV

### OFFICES

**Section 4.01. Registered Office and Agent.** The initial registered office of the Association shall be at c/o Poudre Valley Health System, 2315 East Harmony Road, Suite 200, Fort Collins, Colorado 80528. The initial registered agent of the Association, whose business office is identical with such registered office, is Steve Ellsworth.

**Section 4.02. Principal Office.** The initial principal office of the Association shall be at c/o Mountain n' Plains Property Management, Inc., 920 South Taft Hill Road, Fort Collins, Colorado 80521.

## ARTICLE V

### EXECUTIVE BOARD

**Section 5.01. Executive Board.** The affairs of the Association shall be managed by an Executive Board. The duties, qualifications, number and term of directors and the manner of their election, appointment and removal shall be as set forth in the Bylaws and the Condominium Declaration.

**Section 5.02. Initial Executive Board.** The number of members of the first Executive Board shall be four (4). The names and addresses of the persons who are to serve as the initial directors are as follows:

<b>Name</b>	<b>Address</b>
Julius Medgyesy	2315 E. Harmony Road, Suite 110 Fort Collins, CO 80528
Randy W. Everett	2315 E. Harmony Road, Suite 140 Fort Collins, CO 80528
Steve Ellsworth	2315 E. Harmony Road, Suite 200 Fort Collins, CO 80528
Robert Carpenter	2315 E. Harmony Road, Suite 170 Fort Collins, CO 80528

