

199-53435



**ARTICLES OF INCORPORATION OF
SKYVIEW TOWNHOUSES OWNERS ASSOCIATION
(A Colorado Nonprofit Corporation)**

The undersigned incorporator, being a natural person over the age of eighteen (18) years, and desiring to form a nonprofit corporation under the laws of the State of Colorado, states as follows:

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SECRETARY OF STATE
08-24-1998 14:44:36

**ARTICLE 1
Name**

The name of the corporation is Skyview Townhouses Owners Association ("Corporation.").

**ARTICLE 2
Purpose, Activities and Powers**

The Corporation is organized for the general purpose of constituting the Unit Owners' Association for Skyview Townhouses according to the Plat thereof bearing Reception No. 4883549 and the Townhouse Declaration bearing reception No. 483550, Gunnison County, State of Colorado, and to perform all obligations and duties of the Association and to exercise all rights and powers of the Association as set forth in the Townhouse Declaration. The Corporation will not engage in any regular business ordinarily carried on for profit. Activities and powers of the Corporation shall include providing an entity for the furtherance of the interests of Unit Owners of the Skyview Townhouses, and establishing and maintaining the quality and value of the Skyview Townhouses, and enhancing and protecting its value, desirability and attractiveness.

In furtherance of the purposes and activities set forth in this Article 3, the Corporation shall have and may exercise all of the rights, powers, and privileges now or hereafter conferred upon corporations organized under and pursuant to the Colorado Nonprofit Corporation Act, as amended.

**ARTICLE 3
Dissolution**

In the event of the dissolution of this corporation, the assets of the corporation shall be deemed to be owned by the Members at the date of dissolution as their interests may appear as provided for by the Townhouse Declaration.

Handwritten signatures and initials: "all mtd" and "AKB"

**ARTICLE 4
Members**

The Corporation will have voting Members. Members of the corporation shall consist exclusively of Owners of Units of Skyview Townhouses.

**ARTICLE 5
Principal Office**

The Corporation's initial principal office shall be 232 W. Tomichi Ave., Suite 202 (P.O. Box 669), Gunnison, Colorado, 81230. The location of the principal office may be changed by resolution or in the Corporation's Bylaws.

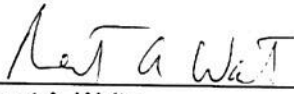
**ARTICLE 6
Registered Agent and Office**

The initial registered agent shall be Brent A. Waite, and the initial registered office shall be Bratton & McClow LLC, 232 W. Tomichi Ave., Suite 202 (P.O. Box 669), Gunnison Colorado, 81230.

**ARTICLE 7
Incorporator**

The name and address of the incorporator is Brent A. Waite, Bratton & McClow LLC, P.O. Box 669, 232 W. Tomichi St., CO, 81230.

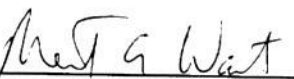
IN WITNESS WHEREOF, the above named incorporator signed these Articles of Incorporation on August 21, 1998.



Brent A. Waite

CONSENT

Brent A. Waite hereby consents to his appointment as the initial registered agent as provided in the above Articles of Incorporation.



Brent A. Waite