

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF DOCUMENT FILED

I, Wayne W. Williams, 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 # 19961032873 of
BLACKHAWK RANCH PROPERTY OWNERS ASSOCIATION, INC.

Colorado Nonprofit Corporation

(Entity ID # 19961032873)

consisting of 4 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 06/22/2018 that have been posted, and by documents delivered to this office electronically through 06/25/2018 @ 11:07:25.

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 06/25/2018 @ 11:07:25 in accordance with applicable law. This certificate is assigned Confirmation Number 10972695



A handwritten signature in blue ink that reads "Wayne W. Williams".

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's Web site 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 Web site, <http://www.sos.state.co.us/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 Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

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SECRETARY OF STATE
03-08-96 14:07

ARTICLES OF INCORPORATION OF
BLACKHAWK RANCH
PROPERTY OWNERS ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, a natural person of the age of 18 years or more and a citizen of the United States and acting as incorporator of a corporation under the Colorado Nonprofit Corporation Code, adopts the following Articles of Incorporation for such nonprofit corporation.

ARTICLE I.

The name of the corporation shall be:
BLACKHAWK RANCH PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II.

The period of its duration is perpetual.

ARTICLE III.

The objects and purposes of the corporation shall be: (1) to provide for the care, upkeep and supervision of real property to be known as Blackhawk Ranch situated in Las Animas County, Colorado and Huerfano County, Colorado (the premises), as further described in a Plat or Plats and Covenants, to be recorded in Las Animas County, Colorado, and Huerfano County, Colorado and all amended and supplemental declarations filed from time to time,

and in general to do all things that may be necessary or appropriate to the covenants or the wishes of the owners of property within the premises as they may be expressed from time to time at meetings of the Association.

ARTICLE IV.

The corporation shall have all the powers set forth in C.R.S. 7-22-101, et seq., the power to sue and be sued; make and enforce contracts in relation to its business, powers and objects; have a seal; acquire, hold, encumber, and dispose of property, real, personal or mixed; adopt and alter by-laws; amend its Certificate of Incorporation; consolidate or merge with any other corporation; have different classes of members with or without voting rights; and exercise every right and privilege necessary, incident, or appertaining to its business, objects and purposes.

ARTICLE V.

The address of the initial registered office of the corporation is 216 North Spruce, Colorado Springs, Colorado 80905 the name of the initial registered agent at that address is Kevin D. Meyer.

ARTICLE VI.

The number of directors constituting the Board of Directors of the corporation shall be not less than one nor more than ten and the names and addresses of the persons serving as the initial

directors are:

Reginald A. Tuck
David Braden
Randy Lanosga, Jr.
Kevin D. Meyer
Ellen York

P. O. Box 923
P. O. Box 923
P.O. Box 3155
1190 Vondelpark Dr.
751 W. Cheyenne Rd.

Kerrville, Texas 78208
Kerrville, Texas 78208
Pagosa Springs, CO 81147
Colorado Springs, CO 80907
Colorado Springs, CO 80906

So long as the number of members is less than three (3), there shall be no more directors of the Association than there are members.

ARTICLE VII.

No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its members, trustees, officers or other private persons except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c) of the Internal Revenue Code or corresponding section of any future tax code or (b) by a corporation, contributions to which are deductible under Section 170(c) (2) of the Internal Revenue Code or corresponding section of any future Federal Tax Code.

ARTICLE VIII.

Upon dissolution of the corporation, assets shall be distributed for one or more except purposes within the meaning of

Section 501(c) (3) of the Internal Revenue Code, or corresponding section of any future Federal Tax Code or shall be distributed to the Federal Government or to a state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of general jurisdiction of the county in which the principal office of the corporation is then located exclusively for such purposes or such organization or organizations as said Court shall determine which are organized and operated exclusively for such purposes.

EXECUTED this 1st day of March, 1996, by the undersigned incorporator.



Kevin D. Meyer

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

I, Cheryl C. Provence, a Notary Public, hereby certify that on the 1st day of March, 1996, personally appeared before me Kevin D. Meyer, who being by me first duly sworn, declared that he is the person who signed the foregoing document as incorporator and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of March, 1996.

Cheryl C. Provence

Notary Public

My Commission expires: 6-30-97

