



**ARTICLES OF INCORPORATION
OF
BOWLING GREEN HOME OWNERS, INC.**



DEPARTMENT OF
STATE

NONPROFIT
CERTIFICATE OF
INCORPORATION

J. Byron A. Anderson,

Secretary of State of the State of Colorado, hereby certify that duplicate originals of Articles of Incorporation, duly signed and acknowledged pursuant to the provisions of the Colorado Nonprofit Corporation Act, have been received in this office and are found to conform to law.

Accordingly the undersigned, by virtue of the authority vested in me by law, hereby issues this Certificate of Incorporation of

-----BOWLING GREEN HOME OWNERS, INC.-----
(A COLORADO NONPROFIT CORPORATION)

and attaches hereto a duplicate original of the Articles of Incorporation.

Dated this-----Fifth-----*day of*-----December-----, *A. D.* 19 72

Byron A. Anderson
SECRETARY OF STATE
Journick D. Connolly
DEPUTY

ARTICLES OF INCORPORATION

OF

BOWLING GREEN HOME OWNERS, INC.

The undersigned person, acting as incorporator of a corporation under the Colorado Nonprofit Corporation Act, signs and acknowledges the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the Corporation is: BOWLING GREEN HOME OWNERS, INC.

ARTICLE II

The period of duration of the Corporation is perpetual.

ARTICLE III

The purpose or purposes for which the Corporation is organized are as follows:

(a) To govern, on a non-profit basis, the condominium property situated in the City and County of Denver, State of Colorado, described in the Declaration for Bowling Green Condominiums (a condominium project) and any property submitted thereto by supplement or otherwise under the provisions of the Condominium Ownership Act of the State of Colorado and as is provided in the Condominium Declaration.

(b) To purchase or otherwise acquire, and own, hold, manage, develop, maintain, rehabilitate, improve and sell, lease, exchange, encumber or otherwise dispose of and deal in real property, whether improved or unimproved, and any interest therein, of every kind and description, whether in connection with or incident or related to the foregoing purposes.

(c) To purchase or otherwise acquire, and own, hold, manage, maintain, rehabilitate, improve, develop and sell, lease, exchange, encumber or otherwise dispose of and deal in personal property of every kind and description, tangible or intangible, whether in connection with or incident or related to the foregoing purposes.

(d) To do everything necessary, proper, advisable, or convenient for the accomplishment of the purposes hereinabove set forth, and to do all other things incidental thereto or connected therewith which are not forbidden by the nonprofit corporation laws of the State of Colorado, by any other law, or by these Articles of Incorporation.

ARTICLE IV

In furtherance of the purposes set forth in Article III

of these Articles of Incorporation:

(a) The Corporation shall have and may exercise all of the rights, powers, and privileges now or hereafter conferred upon nonprofit corporations organized under and pursuant to the laws of the State of Colorado, including, but not limited to, the power to enter into general partnerships, limited partnerships (whether the Corporation be a limited or general partner), joint ventures, syndicates, pools, associations and other arrangements for carrying on one or more of the purposes set forth in Article III of these Articles of Incorporation, jointly or in common with others.

(b) In addition, the Corporation may do everything necessary, suitable or proper for the accomplishment or furtherance of any of its corporate purposes.

ARTICLE V

2 The Corporation shall have one class of members. Membership *in the Corporation shall be governed by the By-Laws. Members shall be subject to such dues and assessments as may be provided by the By-Laws.*

ARTICLE VI

The Corporation shall have no shareholders, and is not organized for profit. No member, member of the Board of Managers or person from whom the Corporation may receive any property or funds shall receive or shall be lawfull entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Corporation be paid as salary or compensation to, or distributed to, or inure to the benefit of any member of the Board of Managers; provided, however, always (1) that reasonable compensation may be paid to any member or manager while acting as an agent or employee of the Corporation for services rendered in effecting one or more of the purposes of the Corporation; (2) that any member or manager may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Corporation; and (3) any member of the Board of Managers may be compensated for attendance at any regular or special meeting of the Board of Managers.

ARTICLE VII

The affairs of the Corporation shall be managed by a Board of Managers consisting initially of three (3) members. With the exception of the first Board of Managers, the number of directors shall be as fixed in the Corporation's By-Laws. The Managers shall be elected by the members of the Corporation in the manner provided by the By-Laws. The names and addresses of the persons who shall constitute the initial Board of Managers and to serve as the initial Managers until their successors are duly elected and qualified are as follows:

NAME

Richard A. Wall

ADDRESS

5475 Leetsdale Drive
Denver, Colorado 80222

Virgil H. Hedlund

5475 Leetsdale Drive
Denver, Colorado 80222

Burt M. Heimlich

5475 Leetsdale Drive
Denver, Colorado 80222

ARTICLE VIII

The Board of Managers shall have the power to adopt such prudential By-Laws and to alter the same as it may from time to time deem proper for the management of the affairs of the Corporation, so long as they are not inconsistent with the provisions of these Articles of Incorporation.

ARTICLE IX

The address of the initial registered office of the Corporation is 5475 Leetsdale Drive, Denver, Colorado 80222 and the name of the initial registered agent of the Corporation at such address is: Richard A. Wall

ARTICLE X

The Corporation reserves the right to amend, alter, change or repeal any provision contained in, or to add any provision to its Articles of Incorporation from time to time in any manner now or hereafter prescribed or permitted by the laws of the State of Colorado.

ARTICLE XI

The name and address of the incorporator of the Corporation is as follows:

NAME

ADDRESS

Walter Slatkin

720 Equitable Building
Denver, Colorado 80202

IN WITNESS WHEREOF, the undersigned, being the incorporator designated in Article XI of the annexed and foregoing Articles of Incorporation, has executed said Articles of Incorporation as of the 30th day of November, 1972.



STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS.

I, Thomas L. Slatkin, a Notary Public, hereby certify that WALTER SLATKIN, known to me to be the person whose name is subscribed to the annexed and foregoing Articles of Incorporation, appeared before me this day in person and being by me duly sworn, acknowledged and declared that he signed said Articles of Incorporation as his free and voluntary act and deed for the uses and purposes therein set forth and that the statements therein contained are true.

WITNESS my hand and notarial seal this 30th day of November, 1972. My commission expires 11.24.75


Notary Public

ARTICLES OF AMENDMENT
to the
ARTICLES OF INCORPORATION

Pursuant to the provisions of the Colorado Nonprofit Corporation Act, the under-
signed corporation adopts the following Articles of Amendment to its Articles of
Incorporation:

FIRST: The name of the corporation is BOWLING GREEN HOME OWNERS, INC.

SECOND: The following amendment of the Articles of Incorporation was adopted on the
_____ day of May 1973, in the manner prescribed by the Colorado
Nonprofit Corporation Act, according to the procedure marked with an X below:

_____ a quorum of members was present at such meeting, and the amendment received at least
two-thirds of the votes which members present or represented by proxy were entitled
to cast.

_____ such amendment was adopted by a consent in writing signed by all members entitled
to vote with respect thereto.

☒ there are no members, or no members entitled to vote thereon, such amendment
received the vote of a majority of the directors in office.

Article V of the Articles of Incorporation shall be amended to read
as follows:

"The Corporation shall have two classes of voting member-
ship as follows:

A. Class A. Class A members shall be all the owners of
condominium units, and Class A members shall have voting rights
based upon the percentage of the undivided interest of each
unit owner in the general common elements. Except as is provided
in Section 10-3 of the Corporation's By-Laws, an owner of an
undivided fractional interest in a condominium unit shall be
entitled to a vote equal to his fractional ownership interest
in such unit. Cumulative voting is prohibited.

B. Class B. Class B members shall be Bowling Green
Apartments, a Colorado General Partnership, and shall be
entitled to three (3) votes for each condominium unit not owned
by a Class A member. The Class B membership shall cease and be
converted to Class A membership on the happening of either of the
following events, whichever occurs first:

(1) When the total votes outstanding in the Class A
membership equal the total votes outstanding in the
Class B membership, or

(2) December 31, 1973.

STATE OF COLORADO
COUNTY OF DENVER ss.

BOWLING GREEN HOME OWNERS, INC.
Richard A. Wall
Its _____ President
Burt M. Hedmlch
Its _____ Secretary

The foregoing instrument was acknowledged before me this 24 day of
May 19 73, by RICHARD A. WALL, as President and BURT M.

HEIDMLICH, as Secretary of BOWLING GREEN HOME OWNERS, INC.

(Insert names of the officers, as signed above, titles, and name of the corporation)

In witness whereof I have hereunto set my hand and seal.

My commission expires 8-4-76

Note: Fee \$5.00

Submit the original typed & first carbon copy, or two xerox copies both having
original signatures & acknowledgments

If this is a change of name amendment the name to be typed in FIRST and the
acknowledgment will be the corporate name before this amendment is filed.

This form is not acceptable with ATTACHMENTS or TYPING ON REVERSE SIDE. If there is not
adequate space, Form D2 may be used as a pattern or guide. Please use legal or letter size typ-

James M. Wall
Notary Public