

NOT FOR PROFIT

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ARTICLES OF INCORPORATION

OF

CHAMONIX AT WOODRUN CONDOMINIUM
ASSOCIATION, INC.

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The undersigned, 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

NAME

The name of the corporation shall be CHAMONIX
AT WOODRUN CONDOMINIUM ASSOCIATION, INC., hereinafter
called the "Association".

ARTICLE II

PURPOSE

The purpose for which the Association is
organized is to provide an entity pursuant to C.R.S.
1973, 38-33-101 et seq., as from time to time it is
amended, supplemented or succeeded, (hereinafter called
the "Condominium Act") and pursuant to C.R.S. 1973,
7-20-101, et seq., as from time to time it is amended,
supplemented or succeeded (hereinafter called the
"Nonprofit Corporation Act"), for the operation of
CHAMONIX AT WOODRUN CONDOMINIUMS, (hereinafter called
"the property") a condominium located at Woodrun Five

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Subdivision of Parcel 10, the Town of Snowmass Village,
Pitkin County, Colorado.

ARTICLE III

POWERS

1. The Association shall have all of the common law and statutory powers of a nonprofit corporation which are not in conflict with the terms of these Articles.

2. The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the Condominium Declaration for CHAMONIX AT WOODRUN CONDOMINIUMS (hereinafter called the "Declaration") for the property and all of the powers and duties reasonably necessary to operate the Association as set forth in the Declaration and as it may be amended from time to time, including but not limited to the following:

2.1 To make and collect assessments against members to defray the costs, expenses and losses of the Association.

2.2 To use the proceeds of assessments in the exercise of its powers and duties.

2.3 To maintain, care for, repair, replace, own, lease and operate the condominium property.

2.4 To purchase insurance upon the condominium property and to provide protection for the

Association and its members as provided by the Declaration.

2.5 To reconstruct improvements after casualty and to further improve the property.

2.6 To make and amend reasonable rules and regulations respecting the use of the Association's property.

2.7 To enforce by legal means the provisions of the Condominium Act, the Nonprofit Corporation Act, the Declaration, these Articles, the Bylaws of the Association, and the rules and regulations for the use of the condominium property.

2.8 To contract for the management of the condominium property and to delegate to such manager all powers and duties of the Association except as such are specifically required by the Declaration to have approval of the Board of Managers or the membership of the Association.

2.9 To contract for the management or operation of portions of the common elements susceptible to separate management or operation and to lease such portions.

2.10 To employ personnel to perform the services required for proper operation of the Association and of the condominium property.

2.11 To collect delinquent assessments by suit or otherwise and to enjoin or seek damages from an owner as is provided in the Declaration and Bylaws.

2.12 To protect and defend in the name of the Association any part or all of the condominium project from loss and damages by suit or otherwise.

2.13 To borrow funds in order to pay for any expenditure or outlays required pursuant to authority granted by provisions of the Declaration and Bylaws, and to execute all such instruments (evidencing such indebtedness) deemed necessary.

2.14 To execute contracts to carry out the duties and powers of the Association.

2.15 To engage in activities which may now or hereafter be allowed or permitted by law for a nonprofit corporation to actively foster, promote and advance the common interests of the condominium unit owners.

3. All funds and the titles of all properties acquired by the Association and the proceeds thereof shall be held in trust for the members of the Association in accordance with the provisions of the Declaration, these Articles, and the ByLaws of the Association.

4. The powers of the Association shall be subject to and shall be exercised in accordance with the

provisions of the Declaration and the Bylaws of the Association.

ARTICLE IV

MEMBERS

1. The members of the Association shall consist solely of all record owners of condominium units of the Association.

2. Change of membership of the Association shall be effected and established by the recording in the public records of Pitkin County, Colorado, of a deed or other instrument establishing a change in record title to a condominium unit and the delivery to the Association of a certified or machine copy of such instrument. The membership of the prior owner shall thereby be terminated.

3. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to his condominium unit.

4. The members of the Association shall be entitled to vote for each condominium unit owned by them. The exact number of votes to be cast by owners of a condominium unit and the manner of exercising voters' rights shall be determined by the Bylaws of the Association.

5. The right of a member to vote may be denied if that member is delinquent in payment of Association assessments. There shall be two (2) classes of membership as set forth in the Bylaws. Each class shall always be entitled to elect from that class at least one (1) member to the Board of Managers as set forth in the Bylaws.

ARTICLE V

BOARD OF MANAGERS

1. The affairs of the Association will be managed by a Board consisting of the number and composition of Managers as shall be determined by the Bylaws, but not less than three (3) nor more than seven (7) Managers.

2. Managers of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Managers may be removed and vacancies on the Board of Managers shall be filled in the manner provided by the Bylaws.

3. The initial Board of Managers shall consist of six (6) individuals. The Managers herein named shall serve until the first election of Managers and any vacancies in their number occurring before the first election shall be filled by the remaining Managers.

4. The names and addresses of the members of the first Board of Managers who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Jeffrey S. Yusem
300 E. Hyman Avenue, Space B
Aspen, CO 81611

James R. Treadwell
550 Atlanta Country Club Dr.
Marietta, GA 30067

Sheryl Wells
c/o James R. Treadwell
550 Atlanta Country Club Dr.
Marietta, GA 30067

Jeffrey C. Rimmel
2830 Peterson Place
Norcross, GA 30071

Michael Adams
96 Fairway Drive
Snowmass Village, CO 81615

William R. Jordan III
Austin, McGrath & Jordan
600 E. Hopkins, Suite 205
Aspen, CO 81611

ARTICLE VI

OFFICERS

The affairs of the Association shall be administered by officers elected by the Board of Managers at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the Board of Managers. The names and addresses of the officers who

shall serve until their successors are designated by the Board of Managers are as follows:

Jeffrey S. Yusem, President
300 E. Hyman Avenue, Space B
Aspen, CO 81611

Michael Adams, Secretary-Treasurer
96 Fairway Drive
Snowmass Village, CO 81615

ARTICLE VII

REGISTERED OFFICE

The registered office of the Association shall be 600 E. Hopkins, #205, Aspen, CO 81611, and the Registered Agent of the Association, whose address is identical to that of the Registered Office of the Association, shall be William R. Jordan III.

ARTICLE VIII

INDEMNIFICATION

Every Manager and every officer of the Association shall be indemnified by the Association against all liabilities, including counsel fees, reasonably incurred or imposed upon him in connection with any proceeding, or any settlement thereof, to which he may be a party, or in which he may become involved, by reason of his being or having been a Manager or officer of the Association, whether or not he is a Manager or officer at the time such expenses are incurred, except in such cases wherein the Manager or officer is adjudged guilty of willful misfeasance or

malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Managers approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Manager or officer may be entitled.

ARTICLE IX

BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Managers, and may be altered, amended or revoked in the manner provided by the Bylaws.

ARTICLE X

AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted pursuant to and as required by the terms of the Nonprofit Corporation Act, as amended from time to time.

ARTICLE XI

TERM

The term of the Association shall be perpetual, unless the Association is terminated sooner by the unanimous action of its members. The Association

shall be terminated by the termination of the condominium in accordance with the provisions of the Declaration.

ARTICLE XII

NONPROFIT ASSOCIATION

This Association is not organized for profit. No member, member of the Board of Managers, officer or person from whom the Association may receive any property or funds shall receive or shall be lawfully entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Association be paid as salary or compensation to, or distributed to, or inure to the benefit of any member of the Board of Managers, officer or member, provided, however, always (a) that reasonable compensation may be paid to any member, Manager, or officer while acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, and (b) that any member, Manager, or officer may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

ARTICLE XIII

INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is: Jeffrey S. Yusem, 300 E. Hyman, Space B, Aspen, Colorado 81611.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature on this 3 day of April, 1984.


Jeffrey S. Yusem

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

I, Sharon Thomas, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Jeffrey S. Yusem, whose name is subscribed and annexed to the foregoing Articles of Incorporation, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument in writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3 day of April, 1984.

My commission expires: 11.22.87

Witness my hand and official seal.


Notary Public