

JUL 18 1974

NOT FOR PROFIT  
ARTICLES OF INCORPORATION  
OF  
JASMINE ASSOCIATION

ARTICLE I

NAME

The name of this corporation shall be Jasmine Association.

ARTICLE II

DURATION

The term of existence of this corporation is perpetual.

ARTICLE III

PURPOSES

The business, objects and purposes for which the corporation is formed are as follows:

1. To be and constitute the Association to which reference is made in the Condominium Declaration for Jasmine, a leasehold condominium, and any supplements thereto (for brevity, hereinafter referred to as "Declaration"), to be recorded in the records of the Clerk and Recorder, City and County of Denver, Colorado, pursuant to C.R.S. (1963) 118-15-5 and Amendments thereto, and to perform all obligations and duties of the Association and to exercise all rights and powers of the Association.

2. To provide an entity for the furtherance of the interests of all owners, including leasehold owners and the Declarant named in the Declaration, of condominium units, with the objectives of establishing and maintaining it as a prime leasehold condominium ownership project of the highest possible quality and value and enhancing and protecting its value, desirability and attractiveness.

ARTICLE IV

POWERS

In furtherance of its purposes, the corporation shall have all of the powers conferred upon corporations not for profit by the statutes and common law of the State of Colorado in effect from time to time, including all of the powers necessary or desirable to perform the obligations and duties and exercise the rights and powers of the Association under the Declaration which will include, but shall not be limited to the following:

1. To make and collect assessments against members of the Association for the purpose of payment of the common expenses (including the expense incurred in exercising its powers of or performing its functions);

7. The By-Laws may contain provisions setting forth the rights, privileges, duties and responsibilities of the member.

#### ARTICLE VI

##### BOARD OF DIRECTORS

1. The business and affairs of the corporation shall be conducted, managed and controlled by a Board of Directors. The Board of Directors shall consist of three persons.

2. Members of the Board of Directors shall be elected at the annual meeting of the members in the manner determined by the By-Laws. The Declarant under the Declaration shall be entitled to elect the members of the Board of Directors until such time as eighty-five percent of all of the condominium units to be constructed within the condominium project have been leased by Declarant.

3. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner to be provided by the By-Laws.

4. The names and addresses of the members of the first Board of Directors who shall serve until the first election of Directors and until their successors are duly elected and qualified, are as follows:

M. Richard Andrews  
1776 So. Jackson Street  
Denver, Colorado 80210

Douglas R. Allen  
1776 So. Jackson Street  
Denver, Colorado 80210

Wm. Rann Newcomb  
1600 Denver Club Building  
Denver, Colorado 80202

Any vacancies in the Board of Directors occurring before the first election of Directors shall be filled by the remaining Directors.

#### ARTICLE VII

##### OFFICERS

The Board of Directors may appoint a President, one or more Vice Presidents, a Secretary, a Treasurer and such other officers as the Board believes will be in the best interest of the corporation. The officers shall have such duties as may be prescribed in the By-Laws of the corporation and shall serve at the pleasure of the Board of Directors.

#### ARTICLE VIII

##### CONVEYANCES AND ENCUMBRANCES

Corporate property may be conveyed or encumbered by authority of the Board of Directors or by such person or persons to whom such authority may be delegated by resolution of the Board. Conveyances or encumbrances shall

otherwise, but members may be paid for services actually rendered to the corporation. This corporation has no power to carry on propaganda, attempt to influence legislation or take part in a political campaign.

ARTICLE XIV

INCORPORATION

Wm. Rann Newcomb, acting as the incorporator under the Colorado Nonprofit Corporation Act, signs and acknowledges these Articles of Incorporation for such corporation on the date indicated hereinafter.

INCORPORATOR:

Wm. Rann Newcomb  
Wm. Rann Newcomb

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

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 1974, by WM. RANN NEWCOMB.

Witness my hand and official seal.

My commission expires: June 19, 1976

Agnes H. Berger  
Notary Public