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**Articles of Incorporation for a Nonprofit Corporation**  
 filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is  
Grasslands at Comanche/Bijou Preserve Association

*(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the nonprofit corporation's initial principal office is

Street address 8705 Strasburg Road  
(Street number and name)

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Strasburg CO 80136  
(City) (State) (ZIP/Postal Code)

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United States  
(Province - if applicable) (Country)

Mailing address  
 (leave blank if same as street address)

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(Street number and name or Post Office Box information)

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(City) (State) (ZIP/Postal Code)

---

(Province - if applicable) (Country)

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name  
 (if an individual)

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(Last) (First) (Middle) (Suffix)

**OR**

(if an entity)  
HindmanSanchez P.C.  
*(Caution: Do not provide both an individual and an entity name.)*

Street address 5610 Ward Road, Ste. 300  
(Street number and name)

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Arvada CO 80002  
(City) (State) (ZIP Code)

**Mailing address**

(leave blank if same as street address)

\_\_\_\_\_  
(Street number and name or Post Office Box information)

\_\_\_\_\_  
(City) CO \_\_\_\_\_  
(State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name

(if an individual)

Firmin David A.  
(Last) (First) (Middle) (Suffix)

**OR**

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Mailing address

HindmanSanchez P.C.  
(Street number and name or Post Office Box information)  
5610 Ward Road, Ste. 300  
Arvada CO 80002  
(City) (State) (ZIP/Postal Code)  
United States  
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. (If the following statement applies, adopt the statement by marking the box.)

The nonprofit corporation will have voting members.

6. (The following statement is adopted by marking the box.)

Provisions regarding the distribution of assets on dissolution are included in an attachment.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)

**Notice:**

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Firmin	David	A.	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
HindmanSanchez P.C.			
<small>(Street number and name or Post Office Box information)</small>			
5610 Ward Road, Ste. 300			
Arvada	CO	80002	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
	United States		
<small>(Province – if applicable)</small>	<small>(Country)</small>		

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

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Click the following links to view attachments

Attachment 1  
Articles of Incorporation

**ARTICLES OF INCORPORATION**  
**FOR**  
**GRASSLANDS AT COMANCHE/BIJOU PRESERVE ASSOCIATION**  
**(A Nonprofit Corporation)**

The undersigned hereby signs and acknowledges, for delivery to the Secretary of State of Colorado, these Articles of Incorporation for the purpose of forming a nonprofit corporation under the Colorado Revised Nonprofit Corporation Act.

**ARTICLE 1.**

**NAME**

The name of this corporation is Grasslands at Comanche/Bijou Preserve Association (the "Association").

**ARTICLE 2.**

**DURATION**

The duration of the Association shall be perpetual.

**ARTICLE 3.**

**DEFINITIONS**

The definitions set forth in the Master Declaration of Covenants, Conditions and Restrictions of Residential Lots of The Grasslands at Comanche and Bijou Preserve shall apply to all capitalized terms set forth herein, unless otherwise defined herein.

**ARTICLE 4.**

**NONPROFIT**

The Association shall be a nonprofit corporation, without shares of stock.

**ARTICLE 5.**

**PURPOSES AND POWERS OF ASSOCIATION**

The purposes for which the Association is formed are as follows:

(a) To operate and manage the Common Interest Community known as “Grasslands at Comanche and Bijou Preserve” and to operate and manage the Properties and Common Area included within the Community, situated in Adams County, State of Colorado, subject to the Declaration, Bylaws and such Rules and Regulations as the Board of Directors may from time to time adopt, for the purposes of enhancing and preserving the value of the Lot and the Common Area in the Community for the benefit of the Members;

(b) To eliminate or limit the personal liability of a director of the Association for monetary damages for breach of fiduciary duty as a director, as allowed by law;

(c) To perform all acts and services and exercise all powers and duties in accordance with the requirements for an Association of owners charged with the administration of the Properties and Common Area under the terms of the Colorado Common Interest Ownership Act, as amended (the “Act”), and as set forth in the Declaration;

(d) To act for and on behalf of the Members of the Association in all matters deemed necessary and proper for the protection, maintenance and improvement of the lands and Improvements owned by the Members and this Association and to act for and on behalf of the Properties and Common Area, including, without limitation, representing the Association before any city council or other governmental body having jurisdiction over the Association or services proved to the Association; and

(e) To do any and all permitted acts suitable or incidental to any of the foregoing purposes and objects to the fullest extent permitted by law, and do any and all acts that, in the opinion of the Board, will promote the common benefit and enjoyment of the occupants, residents and Lot Owners of the Community, and to have and to exercise any and all powers, rights and privileges which are granted under the Act, the Declaration, Bylaws and the laws applicable to a nonprofit corporation of the State of Colorado.

The foregoing statements of purpose shall be construed as a statement of both purposes and powers. The purposes and powers stated in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. The Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

**ARTICLE 6.**  
**MEMBERSHIP RIGHTS AND QUALIFICATIONS**

The Association will have voting Members as Lots are created and made subject to the Declaration. Any person who holds title to a Lot in the Community shall be a "Member" of the Association. There shall be one membership for each Lot owned within the Community. This membership shall be automatically transferred upon the conveyance of that Lot. The authorized number and qualifications of Members of the Association, the voting and other rights and privileges of Members, Members' liability for dues and Assessments, and the method of collection of dues and Assessments shall be as set forth in the Declaration and Bylaws of the Association.

The Members may be of such classes of membership as established by the Declaration or in the Declaration, as the Declaration may be amended or supplemented.

**ARTICLE 7.**  
**PRINCIPAL OFFICE AND REGISTERED AGENT**

The current principal office of the Association is 8705 Strasburg Road, Strasburg, CO 80136.. The current registered agent of the Association is HindmanSanchez P.C., at the registered address of 5610 Ward Road, Suite 300, Arvada, CO 80002. The principal office and the registered agent and office of the Association may change from time to time, by action of the Board of Directors.

**ARTICLE 8.**  
**BOARD OF DIRECTORS**

The business and affairs of the Association shall be conducted, managed and controlled by a Board of Directors ("Board"). The initial Board shall consist of three persons, and this number may be changed by a duly adopted amendment to the Bylaws.

The Declarant of the Community shall have additional rights and qualifications as provided under the Act and the Declaration, including the right to appoint members of the Board during the period of Declarant control, as further set forth in the Declaration.

**ARTICLE 9.**

**AMENDMENT**

Amendment of these Articles shall require the assent of at least 2/3 of the votes which Members of the Association present, in person or by proxy, at a meeting of the Members at which a quorum is obtained, are entitled to cast; *provided, however*, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with the provisions of the Declaration. Further, an amendment may also be made pursuant to the assent of at least two-thirds of a quorum of the Members voting by mail.

**ARTICLE 10.**

**DISSOLUTION**

In the event of the dissolution of the Association as a corporation, either voluntarily or involuntarily by the Members, by operation of law, or otherwise, the assets of the Association shall be distributed in accordance with the Colorado Revised Nonprofit Corporation Act.

**ARTICLE 11.**

**INTERPRETATION**

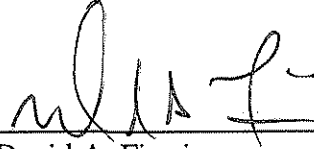
Express reference is hereby made to the terms and provisions of the Declaration, which shall be referred to when necessary to interpret, construe or clarify the provisions of these Articles. In the event of conflict, the terms of the Declaration shall control over these Articles of Incorporation.

**ARTICLE 12.**

**INCORPORATOR**

The name and address of the incorporator is as follows: David A. Firmin, HindmanSanchez P.C., 5610 Ward Road, Suite 300, Arvada, CO 80002.

**IN WITNESS WHEREOF**, the undersigned has signed these Articles of Incorporation on this 20th day of January, 2009.

  
\_\_\_\_\_  
David A. Firmin

The name and mailing address of the individual who causes this document to be delivered for filing, and to whom the Secretary of State may deliver notice if filing of this document is refused is: David A. Firmin, HindmanSanchez P.C., 5610 Ward Road, Suite 300, Arvada, CO 80002.

