

THE LITTLE NELL CONDOMINIUM ASSOCIATION

Robert G. Stevens, acting as incorporator of a corporation under the Colorado Nonprofit Corporation Act, signs and acknowledges the following Articles of Incorporation for such corporation;

FIRST. The name of this corporation shall be The Little Nell Condominium Association.

SECOND. The term of existence of this corporation is perpetual.

THIRD. The object for which said corporation is formed and incorporated is for the purpose of acting as agent and attorney-in-fact for the purposes and as provided in the Condominium Declaration and Map and any Supplements thereto, for and in behalf of all of the owners of condominium units situate in the condominium complex known as The Little Nell, Pitkin County, Colorado.

FOURTH. This corporation is one which does not contemplate pecuniary gain or profit to the members thereof and is organized for non-profit purposes. This corporation does not afford pecuniary gain to its members incidentally or 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.

FIFTH. The persons who shall be authorized to execute all instruments of conveyance or encumbrances, including promissory notes, shall be the President and the Secretary or Assistant Secretary. The persons who shall be authorized to execute and deliver, as attorney-in-fact for any member, any contract, deed or other instrument with respect to the interests of a member (condominium unit owner) for such purposes as provided in the Condominium Declaration for The Little Nell Condominium Association, Supplements thereto and the By-Laws shall be the President and the Secretary or Assistant Secretary.

SIXTH. The address of the initial Registered Office of the corporation is 606 American National Bank Building, Denver, Colorado 80202, City and County of Denver, and the name of its initial Registered Agent at such address is Robert G. Stevens.

SEVENTH. The Address of the principal office of the corporation is the same as its initial Registered Office.

EIGHTH. The number of Managers constituting the initial Board of Managers of the corporation is three, and the names and address of the persons who are to serve as the initial Managers are:

<u>Name</u>	<u>Address</u>
Robert G. Stevens	606 American National Bank Building Denver, Colorado 80202
C. J. Allison	606 American National Bank Building Denver, Colorado 80202

as they may deem proper for the management of the affairs of this corporation.

Incorporator:

Robert G. Stevens  
Robert G. Stevens

STATE OF COLORADO     )  
                                   ) *Arden*  
City and County of ~~Denver~~ )

The foregoing instrument was acknowledged before me this 3 day of June, 1968, by Robert G. Stevens.

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

My Commission expires: 5/2/71.

Elizabeth O Baldwin  
Notary Public