

ARTICLES OF INCORPORATION  
OF  
THE RENAISSANCE COMMUNITY ASSOCIATION  
(A NONPROFIT CORPORATION)

FILED COPY

961133160

The undersigned acting as Incorporator under the Colorado Nonprofit Corporation Act hereby adopts the following Articles of Incorporation for such corporation:

961133160  
SECRETARY OF STATE  
10-11-96 12:22

ARTICLE ONE - NAME: The name of the corporation is THE RENAISSANCE COMMUNITY ASSOCIATION ("Association").

ARTICLE TWO - DURATION: The Association shall exist in perpetuity from and after the date of filing of these Articles of Incorporation with the Colorado Secretary of State, unless dissolved according to Colorado law.

ARTICLE THREE - REGISTERED AGENT AND REGISTERED OFFICE: The address of the Association's initial registered office and the name of the initial registered agent at that address is as follows:

- (a) Registered Agent: John Hepp
- (b) Registered Office: 606 Mountain View, Ste. 5  
Longmont, CO 80501

ARTICLE FOUR - PURPOSES OF THE ASSOCIATION: The purposes for which the Association is formed are: (a) to promote the health, safety, welfare, and be for the common benefit of the residents of the Planned Community and members of the Association; (b) be and constitute the Association to which reference is made in THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE RENAISSANCE COMMUNITY ASSOCIATION ("Declaration") recorded against the Planned Community in the Boulder County, Colorado records; (c) to govern, in accordance with the Colorado Common Interest Ownership Act and the Colorado Nonprofit Corporation Act, the Declaration, the Articles of Incorporation and Bylaws of the Association, the residential community known as THE RENAISSANCE, located in Longmont, Colorado; and (d) to provide for the administration, maintenance, repair and reconstruction of the Common Areas of the said Planned Community.

ARTICLE FIVE - POWERS OF THE ASSOCIATION: In furtherance of the purposes stated above, the Association shall have and may exercise all of the rights, powers, privileges and immunities now or subsequently conferred upon nonprofit corporations by the Colorado Nonprofit Corporation Act, the Colorado Common Interest Ownership Act, or granted under the Declaration.

ARTICLE SIX - NONPROFIT: The Association shall be a nonprofit corporation, without shares of stock, and does not contemplate pecuniary gain or profit for the Members thereof.

ARTICLE SEVEN - MEMBERSHIP AND VOTING RIGHTS: Membership and voting rights shall be as set forth in the Bylaws of the Association.

ARTICLE EIGHT - BOARD OF DIRECTORS: The affairs of the Association shall be managed by a Board of Directors. The duties, qualifications, number and term of Directors and the manner of their election, appointment and removal shall be set forth in the Bylaws.

There shall be three members of the initial Board of Directors. The names and addresses of the persons appointed by the Declarant who are to serve as the initial Directors are as follows:

- (a) John Hepp  
606 Mountain View, Ste. 5  
Longmont, CO 80501
- (b) Sam Hepp  
606 Mountain View, Ste. 5  
Longmont, CO 80501
- (c) Mitch Galnick  
606 Mountain View, Ste. 5  
Longmont, CO 80501

ARTICLE NINE: LIABILITY OF DIRECTORS: A Director shall not be personally liable to the Association or its Members for monetary damages for breach of fiduciary duty as a Director, except for liability arising from (a) any breach of the Director's loyalty to the Association or its Members, (b) acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (c) any transaction from which the Director derived any improper personal benefit or (d) any other act expressly proscribed or for which Directors are otherwise liable under the Colorado Nonprofit Corporation Act.

If the Colorado Nonprofit Corporation Act is subsequently amended to authorize corporate action further limiting or eliminating the personal liability of Directors, then the liability of a Director shall be limited or eliminated to the fullest extent permitted by the Colorado Nonprofit Corporation Act or other Colorado law, as so amended. Any repeal or modification of this Article by the Members of the Association shall not adversely affect any right or protection of a Director existing at the time of such repeal or modification.

ARTICLE TEN - AMENDMENT: Amendment of these Articles shall be in accordance with the statutory requirements of the Colorado Nonprofit Corporation Act subject to the restrictions contained in ARTICLE TWELVE below.

