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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 Candelas Patio Homes Homeowners Association, Inc.
(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 5690 Webster Street, Suite 100
(Street number and name)

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

United States
(Province – if applicable) (Country)

Mailing address
(leave blank if same as street address)

(Street number and name or Post Office Box information)

(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)

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

OR

(if an entity) Stillwater Community Management
(Caution: Do not provide both an individual and an entity name.)

Street address 5690 Webster Street, Suite 100
(Street number and name)

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)

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

OR

(if an entity)

Remington Homes at Candelas LLC

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

Mailing address

5740 Olde Wadsworth Boulevard

(Street number and name or Post Office Box information)

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

(Province – if applicable) United States
(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. Provisions regarding the distribution of assets on dissolution:

See attached.

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)

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

Kinsman J. Christopher
(Last) (First) (Middle) (Suffix)
1550 17th Street, Suite 500
(Street number and name or Post Office Box information)
Denver CO 80202
(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.)

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

Disclaimer:

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Pursuant to C.R.S. § 7-22-102
ADDITIONAL INFORMATION ATTACHMENT TO THE
ARTICLES OF INCORPORATION OF
CANDELAS PATIO HOMES HOMEOWNERS ASSOCIATION, INC.
(A NONPROFIT CORPORATION)

-- Management

The affairs of Candelas Patio Homes Homeowners Association, Inc. ("Association") shall be managed by the Board of Directors of the Association as provided in, and in accordance with, the Bylaws of the Association.

-- Personal Liability of Directors

The members of the Board of Directors shall not be personally liable to the Association or to its members for monetary damages for breach of fiduciary duty as a Director; except that the foregoing shall not eliminate or limit the liability of a Director for: any breach of the Director's duty of loyalty to the Association or its members; acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law; acts specified in Colorado Revised Statutes Sections 7-128-403 and 7-128-501; and any transaction from which the Director derived an improper personal benefit.

Any repeal or modification of this Article shall be prospective only and shall not adversely affect any right or protection of a Director of the Association existing at the time of such repeal or modification.

-- Indemnification of Directors

Except for personal liability of a Director as described above, and unless otherwise limited by the Colorado Common Interest Ownership Act, the Declaration of Covenants, Conditions and Restrictions for Candelas Patio Homes or the Bylaws of the Association, the Directors shall be indemnified by the Association for any loss, damage, cost or expense incurred in the performance of their duties to the Association, including attorneys' fees and costs, to the maximum extent permitted by law.

Any repeal or modification of this Article shall be prospective only and shall not adversely affect any right or protection of a Director of the Association existing at the time of such repeal or modification.

-- Distribution of Assets on Dissolution

In the event of dissolution of the Association, the property and assets thereof remaining, after providing for all obligations, shall then be distributed pursuant to the Colorado Revised Nonprofit Corporation Act, C.R.S. Title 7, Article 134, and, if the Candelas Patio Homes planned community is terminated, then pursuant to Colorado Common Interest Ownership Act at 38-33.3-218.