

NONPROFIT

ARTICLES OF INCORPORATION

OF

OH-BE-JOYFUL ACRES HOME OWNERS ASSOCIATION, INC.

FILED
OCT 15 1990
STATE OF COLORADO
OFFICE OF STATE

The undersigned natural person of eighteen (18) years of age or more acting as incorporator of a corporation for the purpose of forming a corporation pursuant to the provisions of the Colorado Nonprofit Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I

Name

The name of the corporation shall be:

OH-BE-JOYFUL ACRES HOME OWNERS ASSOCIATION, INC.,
a non-profit Colorado corporation

ARTICLE II

Duration

The period of duration of the corporation shall be perpetual.

ARTICLE III

Purposes and Powers

A. Purpose. This corporation is organized for the following purposes.

1. To enforce the Protective Covenants for Oh-Be-Joyful Acres Subdivision, Pitkin County, Colorado (the "Covenants"), as such may be recorded in the records of the Clerk and Recorder of Pitkin County, Colorado, and to be the Home Owners' Association as may be described in the Covenants.
2. To protect and maintain the area known as Oh-Be-Joyful Acres Subdivision situated in Pitkin County, Colorado, according to the Amended Plat thereof recorded in Plat Book 25 at Page 9 in the office of the Clerk and Recorder of Pitkin County, Colorado (hereinafter "Subdivision").
3. To hold title to any lands or any interest in lands, including but not limited to, common areas, parks and lands of a similar nature, private roads, utility easements and other easements and rights of way of a similar or dissimilar nature, and to improve, beautify and maintain such lands and any such interest in lands.



RUTH FREEARK

304 Fairbanks Road
Riverside, Illinois 60546

JOHN YOUNG

P.O. Box 1099
Basalt, Colorado 81621

B. Number of Directors. The business, affairs and property of the corporation shall be managed by a Board of Directors who shall be elected at the annual meetings of the members. There shall be three (3) directors.

ARTICLE V
Offices; Incorporator

The address of the initial registered office of the corporation in Colorado is 315 E. Hyman Avenue, Suite 305, Aspen, Colorado 81611, and the name of the incorporator and the initial registered agent at such address is Gideon I. Kaufman. The corporation may also have one or more offices at such other place or places within or without the State of Colorado as the Board of Directors may, from time to time, determine or the business of the corporation may require.

ARTICLE VI
Members and Voting

6.1 The members of this corporation shall be those persons, associations or entities (other than this corporation) who own title in fee to the lots in the Subdivision. All persons, associations or entities acquiring the title in fee to any of the lots included within the Subdivision, by whatever means acquired, shall automatically become members of this corporation. No person, association or entity shall continue to be a member after that person, association or entity no longer holds title in fee to any lot included within the Subdivision.

6.2 The members of the corporation shall be divided into Class A Members and Class B Members as provided in the Bylaws. The classes shall vote respectively as provided in the Bylaws.

ARTICLE VII
Indemnification

The corporation shall indemnify any and all of its directors or officers, or former directors or officers against expenses actually incurred by them in connection with the defense of any action, suit or proceeding in which they or any of them are made parties or a party by reason of being or having been directors or officers or a director or officer of the corporation except in relation to matters as to which any such director or officer, or former director or officer shall be adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct in the performance of

