

ARTICLES OF INCORPORATION

for

PRISTINE POINT OWNERS' ASSOCIATION, INC.

a Colorado nonprofit corporation
NONPROFIT

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SECRETARY OF STATE

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The undersigned, a natural person of at least 18 years of age, acting as incorporator, hereby incorporates a nonprofit corporation pursuant to the Colorado Nonprofit Corporation Act, and consistent with the provisions of the Colorado Common Interest Ownership Act.

ARTICLE I. NAME. The name of the Corporation (which is hereafter called the "Corporation") is **Pristine Point Owners' Association, Inc.**

ARTICLE II. PURPOSES. The purposes for which the Corporation is formed are:

A. The purpose for which the Corporation is formed is to exercise the powers enumerated in § 38-33.3-302 C.R.S. 1973 and the powers and authority enumerated in the Declaration of Protective Covenants for Pristine Point at Crested Butte.

B. No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles of Incorporation. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE III. REGISTERED OFFICE AND AGENT. The address of the Corporation's initial registered office is 24728 Foothills Drive North, Golden, Colorado 80401, and the Registered Agent at that office is Alan D. Wolff.

ARTICLE IV. INCORPORATOR. The name of the incorporator is John H. McClow, whose address is 232 West Tomichi Avenue, Suite 202, Post Office Box 669, Gunnison, CO 81230.

COMP. CH'D. MJS



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ARTICLE V. EXECUTIVE BOARD. The number of members of the Executive Board of the Corporation shall be at least three (3). The names of the members of the Executive Board who shall act until their successors are duly chosen and qualified, are:

Alan D. Wolff
24278 Foothills Drive North
Golden, Colorado 80401

Louis P. Miscioscia
1838 Lake Roberts Court
Windermere, FL 34786

Clara M. Katchen
24278 Foothills Drive North
Golden, Colorado 80401

ARTICLE VI. MEMBERS. The Corporation will have Members, each of whom will be the Owner of a lot in Pristine Point at Crested Butte.

ARTICLE VII. LIABILITY OF DIRECTORS. The Corporation elects to eliminate the personal liability of Directors (hereinafter referred to as members of the Executive Board) to the Corporation as provided in § 7-22-101(1)(r) C.R.S. 1973.

ARTICLE VIII. DISTRIBUTION OF ASSETS. Upon the dissolution of the Corporation's affairs, or upon the abandonment of the Corporation's activities due to its impracticable or inexpedient nature, the assets of the Corporation then remaining in the hands of the Corporation shall be distributed, transferred, conveyed, delivered and paid over to the Members in pro-rata shares.

ARTICLE IX. PERIOD OF DURATION. The period of duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation this 7th day of November, 1996.


John H. McClow, Incorporator

STATE OF COLORADO)
)
COUNTY OF GUNNISON) ss.

The foregoing Articles of Incorporation were acknowledged before me by John H. McClow, as Incorporator, on this 7th day of November, 1996.

Witness my hand and official seal.
My Commission Expires:

1-8-99


Notary Public

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