

FILED
ARTICLES OF INCORPORATION

AUG 16 1991 OF

NONPROFIT

STATE OF COLORADO
DEPARTMENT OF STATE
EDELWEISS AT CRESTED BUTTE
CONDOMINIUMS ASSOCIATION

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KNOW ALL MEN BY THESE PRESENTS, that the undersigned incorporator, being a natural person of the age of twenty-one years or more, and desiring to form a corporation under the laws of the State of Colorado, does hereby sign, verify and deliver, in duplicate, to the Secretary of State of the State of Colorado, these Articles of Incorporation:

ARTICLE I.

Name

The name of the corporation shall be:

EDELWEISS AT CRESTED BUTTE
CONDOMINIUMS ASSOCIATION

ARTICLE II.

Duration

The corporation shall have perpetual existence, unless dissolved according to law.

ARTICLE III.

Purposes

The corporation is established not for profit and its objects and purposes are:

A. To govern the condominium property situate in the County of Gunnison, and State of Colorado, which is termed the Edelweiss Condominiums.

B. To constitute the association to which reference is made in the Condominium Declaration for Edelweiss Condominiums recorded March 17, 1975, in Book 483 at Page 216 and the Amendment to Condominium Declaration for Edelweiss Condominiums recorded March 6, 1978, in Book 512 at Page 832, all of the records of Gunnison County, Colorado and to perform all of the right, duties and obligations and to exercise all of the powers as specified in said Condominium Declaration.

C. There shall be one class of members. The
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corporation may issue a certificate evidencing membership therein.

ARTICLE IV.

Board of Directors

A. The affairs of the corporation shall be managed by a board of directors.

B. The board of directors shall consist of three directors, their terms of office and the manner of their election shall be as set forth in the bylaws of the corporation.

C. Three directors shall constitute the initial board of directors and their names and addresses are as follows:

Brian O'Neil
11995 SW 222nd St.
Miami, FL 33170

Suzanne O'Neil
11995 SW 222nd St.
Miami, FL 33170

Ray Predenkiewicz
306 Poincana Island Drive
North Miami Beach, FL 33160

ARTICLE V.

Registered Office and Agent

A. The address of the registered office of the corporation is:

215 Elk Avenue
Crested Butte, CO 81224

B. The name of its initial registered agent at such address shall be:

David Leinsdorf

ARTICLE VI.

Bylaws

The initial bylaws of the corporation shall be adopted by the board of directors. The power to alter, amend or repeal the bylaws or adopt new bylaws shall be vested in the board of directors.

ARTICLE VII.

Distribution of Assets Upon Dissolution

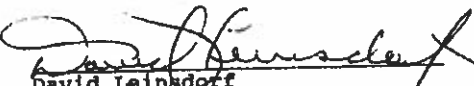
Upon dissolution of the Corporation and after paying or making provision for the payment of all the liabilities of the Corporation, the board of directors shall dispose of all of the assets of the Corporation only in furtherance of the purposes of the Corporation and none of the assets of the corporation shall be distributed to the members of the corporation or in violation of any statute or regulation of the State of Colorado or the United States of America.

ARTICLE VIII.

Incorporator

The name and address of the incorporator is David Leinsdorf, P.O. Box 187, Crested Butte, CO 81224.

Executed this 15th day of August, 1991.


David Leinsdorf

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Articles of Incorporation was acknowledged before me this 15th day of August, 1991, by David Leinsdorf.

Witness my hand and official seal.

My commission expires: September 24, 1994


Notary Public

