

ARTICLES OF INCORPORATION OF GLENEAGLE CIVIC ASSOCIATION

a Colorado Nonprofit Corporation

The undersigned adult natural person, acting as incorporator, hereby establishes a nonprofit corporation pursuant to the Colorado Nonprofit Corporation Act and adopts the following Articles of Incorporation:

Ray Berg
190 Huntington Beach Drive
Colorado Springs, CO 80921

ARTICLE I

Name: The name of the corporation is Gleneagle Civic Association (the "Association").

ARTICLE II

Duration: The Association shall have perpetual existence.

ARTICLE III

Purposes: The purposes and objectives for which this Association is formed (none of which shall be for pecuniary profit) are:

1. To be a unit owners' association as defined in the Colorado Common Interest ownership Act, § 38-33.3-101, et seq., C.R.S. affecting the real property located in the Subdivision as defined below, and to provide a means of self-government for the owners of the property within said project to advance their common interests with respect to the Subdivision. The "Subdivision" shall mean real properties located in El Paso County as described by the following documents which shall collectively be referred to as the "Declarations":
 - a. Restated Declaration of Covenants, Restrictions and Charges for Gleneagle recorded May 2, 1983 in Book 3714 at Page 599 (the 111983 Covenants") in which the following property was made subject to the 1983 Covenants:
 - 1) Donala Subdivision No. 1, except (i) Lots 1 and 2 in Block 1; (ii) Lot 1 in Block 2; and (iii) Tracts C and D; and
 - 2) Donala Subdivision No. 2, except (i) Lot 8 in Block 12; (ii) Lot 1 in Block 18, (iii) Block 21, (iv) Lot 7 in Block 25, and (v) Tracts P and R.
 - b. Amendment to Declaration recorded January 28, 1985 in Book 3965 at Page 917.
 - c. Declaration recorded January 28, 1985 in Book 3965 at Page 919 in which the following property was made subject to the 1983 Covenants: All of the single family Lots in Gleneagle Filing No. 2, a vacation and replat of a portion of Donala Subdivision No. 3, subject to the withdrawal of Lots 1-13 of Gleneagle Filing No. 2 as referenced in paragraph (1) below.
 - d. Declaration recorded September 11, 1986 in Book 5235 at Page 292 in which the following property was made subject to the 1983 Covenants: Lots 1 and 2 in Golf Links Subdivision, a replat of Lot 16, Block 18 and a portion of Tract P Donala Subdivision No. 2
 - e. Declaration recorded January 25, 1984 in Book 3828 at Page 567 in which the following property was made subject to the 1983 Covenants: Blocks 30, 31 and 32 of Donala Subdivision No. 3.
 - f. Covenants, Declarations and Charges for Gleneagle Filing No. 1, a vacation and replat of a portion of Donala Subdivision No. 3, recorded February 14, 1984 in Book 3835 at Page 559 (the 111984 Covenants") in which the following property was made subject to the 1984 Covenants: Gleneagle Filing No. 1, Blocks 1, 2, 3

and 4, a vacation and replat of Blocks 33, 34 and 43 of Donala Subdivision No. 3 and amendment thereto recorded January 28, 1985 in Book 3965 at Page 926.

- g. The following recorded documents and property are (not affected by these Articles of Incorporation:
- 1) A Deletion and Withdrawal of Property from Declaration recorded July 8, 1993 in Book 6211 at Page 1100 pursuant to which the following property was withdrawn and deleted from the 1983 Covenants: Lots 1-13 Gleneagle Filing No. 2.
 - 2) Amendment to Declaration affecting Lot 2, Golf Links Subdivision recorded December 30, 1993 in Book 6348 at Page 517.
2. To provide for the care, management, control, preservation, operation, maintenance, repair, restoration and replacement of the areas required or permitted to be maintained by the Association, in the manner prescribed by the Declarations, and to provide other services with respect to such areas deemed advantageous by the owners of Lots in the Subdivision (including the letting of exclusive contracts for refuse collection within the Subdivision) or required or authorized under the Declarations or the Colorado Common Interest Ownership Act.
 3. To promote the safety and welfare of the unit owners (as such term is defined in the Colorado Common Interest Ownership Act.
 4. To adopt and enforce rules and regulations as permitted in the Declarations or the Colorado Common Interest Ownership Act.
 5. To levy and enforce adequate assessments to meet all expenses of the Association as provided in the Declarations or the Colorado Common Interest Ownership Act.
 6. To enforce, in its own name or on behalf of the unit owners (as defined in the Colorado Common Interest Ownership Act), the protective covenants, conditions and restrictions set forth in the Declarations and in rules and regulations of the Association and to seek redress for the violation of any provisions, by any and all remedies available at law or equity or authorized under the Declarations or the Colorado Common Interest Ownership Act.
 7. To exercise any and all other rights, powers and authority and undertake such actions as may be necessary, convenient or useful in connection with the governance of the Association and the performance of the Association's functions as set forth in the Declarations or the Colorado Common Interest Ownership Act.

ARTICLE IV

Additional Powers: In furtherance of the purposes and objectives (but not otherwise) set forth in the Declarations or the Colorado Common Interest Ownership Act and subject to the restrictions set forth therein, the Association shall have and may exercise all of the powers and do everything necessary or convenient for the accomplishment of any of the corporate purposes either alone or in connection with other corporations, firms or individuals, and either as principal or agent, subject to such limitations as are or may be prescribed by the laws of the State of Colorado.

ARTICLE V

Restrictions Upon the Powers: No part of the net earnings of the Association (other than in furtherance of the purposes of the Association, and other than a rebate of excess assessments) shall inure to the benefit of any unit owner, director or officer of the Association, or any other individual (except that reasonable compensation may be paid for services rendered to or for the Association affecting one or more of its purposes). Upon final dissolution of the Association, any corporate assets remaining after the payment of all debts will be distributed to the unit owners according to their pro rata interest and obligations.

ARTICLE VI

Initial Registered Office and Agent: The address of the initial registered office of the Association is 190 Huntington Beach Drive, Colorado Springs, Colorado 80921. The name of its initial registered agent at such address is Ray Berg. The initial mailing address of the Association is P.O. Box 31, Monument, Colorado 80132.

ARTICLE V11

Membership and Voting:

1. Membership in the Association shall be as provided in the Declarations, the bylaws of the Association, and the Colorado Common Interest Ownership Act.
2. Cumulative voting shall not be allowed in the election of directors or otherwise.

ARTICLE VIII

Board of Directors: The management of the affairs of the Association shall be vested in a Board of Directors. The number of directors, their term of office and manner of their selection and election shall be determined according to the bylaws of the Association from time to time in force. Ten directors shall constitute the initial board of directors. Their names and addresses are as follows:

Name	Address
Bob Bartlett	14680 Latrobe Drive Colorado Springs, CO 80921
Ray Berg	190 Huntington Beach Drive Colorado Springs, CO 80921
Doug Beason	365 Doral Way Colorado Springs, CO 80921
Fran Green	14539 River Oaks Drive Colorado Springs, CO 80921
Marvin Green	14539 River Oaks Drive Colorado Springs, CO 80921
Bonnie Lake	14620 Latrobe Drive Colorado Springs, CO 80921
Bob Minkus	145 Huntington Beach Drive Colorado Springs, CO 80921
Dave Ross	440 Wuthering Heights Drive Colorado Springs, CO 80921
Larry Wood	14230 Westchester Drive Colorado Springs, CO 80921
Dave Young	15255 Renoir Place Colorado Springs, CO 80921

ARTICLE IX

Bylaws: The initial bylaws of the Association shall be as adopted by the Board of Directors. Such board shall have power to alter, amend or repeal the bylaws from time to time in force and to adopt new bylaws. Such bylaws may contain any provisions for the regulation or management of the affairs of the Association which are not inconsistent with the laws of the State of Colorado, the Declarations, these Articles of Incorporation or the Colorado Common Interest Ownership Act, as the same may from time to time be amended.

ARTICLE X

Incorporator: The name and address of the incorporator is:

Ray Berg
190 Huntington Beach Drive
Colorado Springs, CO 80921

IN WITNESS WHEREOF, these Articles of Incorporation have been signed and acknowledged in duplicate effective the 20th day of January, 1995.
Ray Berg, Incorporator