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**NIAGARA VILLAGE
HOMEOWNER'S ASSOCIATION, INC.**

In compliance with the requirements of Article 7, Title 20, Section 101, C.R.S., as amended, et seq., the undersigned, acting as incorporator of a corporation under the Colorado Nonprofit Corporation Act, hereby adopts the following Articles of Incorporation for such corporation:

**ARTICLE I
NAME**

The name of the corporation is Niagara Village Homeowner's Association, Inc., hereinafter called the "Association."

**ARTICLE II
REGISTERED OFFICE AND PRINCIPAL PLACE OF BUSINESS**

The registered office and principal place of business of the Association is located at 2808 North Avenue, Suite 400, Grand Junction, CO 81501.

**ARTICLE III
REGISTERED AGENT**

J. Richard Livingston, whose address is 2808 North Avenue, Suite 400, Grand Junction, CO 81501, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION**

1. This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of NIAGARA VILLAGE SUBDIVISION, MESA COUNTY, COLORADO, and to promote the health, safety and welfare of the residents within the above-described subdivision and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

a. exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Clerk and Recorder, Mesa County, Colorado, and as the same may be

Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

c. acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

d. borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e. dedicate, sell or transfer all or any part of any Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members;

f. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area;

g. have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Colorado by law may now or hereafter have or exercise.

2. No part of the income or net earnings of the corporation shall be distributable to or inure to the benefit of its members, directors, officers or any individual; provided, however, that reasonable compensation may be paid for any services rendered to the corporation, and payments and distributions may be made in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the corporation shall be 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 the Articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from Federal income taxation under the provisions, applicable to this corporation, of Section 501(c) of the Internal Revenue Code of 1954, as amended, (or the corresponding provision of any future United States or Colorado law).

3. In the event of dissolution of the corporation, the property and assets thereof remaining, after providing for all obligations and liabilities of the corporation, shall then be

**ARTICLE V
MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any property which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Parcel which is subject to assessment by the Association.

**ARTICLE VI
VOTING RIGHTS**

Members shall be all Owners, and shall be entitled to one vote for each Parcel owned. When more than one person holds an interest in any Parcel, all such persons shall be members. The vote for such Parcel shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Parcel.

**ARTICLE VII
BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of not less than one Director. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the person who is to act in the capacity of director until the selection of his successors is:

NAME	ADDRESS
Sidney J. Spivak	2808 North Avenue, Suite 400 Grand Junction, CO 81501

**ARTICLE VIII
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than five-sevenths (5/7) of the members. Upon dissolution of the Association, other than incident to merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

**ARTICLE X
AMENDMENTS**

Amendments of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

**ARTICLE XI
INCORPORATOR**

The name and address of the incorporator is:


J. Richard Livingston
P.O. Box 398
Grand Junction, CO 81502

**ARTICLE XII
CONSENT OF AGENT**

The undersigned hereby consents to be appointed as the initial registered agent of Niagara Village Homeowner's Association, Inc.


J. Richard Livingston

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Colorado, I, the undersigned incorporator of this Association, have executed these Articles of Incorporation this 14th day of September 1995.


J. Richard Livingston

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

I, the undersigned, a notary public, hereby certify that on the 14th day of September 1995, the above named registered agent and incorporator personally appeared before me and being by me first duly sworn declared that they are the persons who signed the foregoing document as registered agent and incorporator, and that the statements therein contained are true.

WITNESS my hand and official seal.


Notary Public

