

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF DOCUMENT FILED**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Articles of Incorporation

with Document # 19881030537 of  
PINWOOD SPRINGS PROPERTY OWNERS ASSOCIATION, INC.

Colorado Nonprofit Corporation

(Entity ID # 19881030537 )

consisting of 4 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 10/06/2020 that have been posted, and by documents delivered to this office electronically through 10/07/2020 @ 16:01:09.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 10/07/2020 @ 16:01:09 in accordance with applicable law. This certificate is assigned Confirmation Number 12647814.



A handwritten signature in blue ink that reads "Jena Griswold".

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*  
*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*

NONPROFIT

FILED

ARTICLES OF INCORPORATION

APR 13 1988

OF

PINEWOOD SPRINGS PROPERTY OWNERS ASSOCIATION, INC. STATE OF COLORADO  
a Colorado Nonprofit Corporation DEPARTMENT OF STATE

The undersigned, being more than eighteen years of age, acting as incorporator in order to organize and establish a nonprofit corporation pursuant to the Colorado Nonprofit Corporation Code hereby adopts the following Articles of Incorporation.

ARTICLE I

Name

The name of the corporation is Pinewood Springs Property Owners Association, Inc., a Colorado Nonprofit Corporation.

ARTICLE II

Commencement and Duration

The date upon which corporate action will be effective shall be the date on which the Certificate of Incorporation is issued by the State of Colorado, and the duration of the Corporation shall be perpetual.

ARTICLE III

Purpose

The purposes for which the corporation is organized and formed is to assist if necessary in the management of maintenance and snow removal of and from the streets and roads within Pinewood Springs Subdivision, Larimer County, Colorado; to enforce the Protective Covenants pertaining to said Subdivision; and to manage the architectural control for said Subdivision.

ARTICLE IV

Powers

In furtherance of its purposes, but not otherwise, the Corporation shall have the following powers:



A) To collect assessments from the property owners within Pinewood Springs Subdivision, Larimer County, Colorado, and to enforce the collection of the same.

B) To carry out its purposes as set forth in Article III.

C) To exercise the powers which are now or may hereafter be conferred upon nonprofit corporations pursuant to the Colorado Nonprofit Corporation Code in furtherance of its purpose.

#### ARTICLE V

##### Limitations on Purpose and Powers

The foregoing purpose and powers of this Corporation are subject to the following limitations:

A) That this Corporation shall be organized and operated exclusively for charitable and other purposes described in Section 501(c) (3) of the Internal Revenue Code of 1954, as it is now or may hereafter be amended, or in any corresponding provision of any future law of the United States of America providing for exception of charitable and similar organizations from income taxation;

B) That no part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, 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 its purpose as herein set forth.

C) That no 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.

D) That, notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on by a Corporation exempt from

federal income tax under Section 501 (c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, not in any activity of any type that will in any manner impair or terminate such exemption from income taxation.

#### ARTICLE VI

##### Registered Agent and Office

The address of the initial registered office of the Corporation is 55 Kiowa, Pinewood Springs, Lyons, Colorado 80540; and the name of the initial registered agent of the Corporation is Nancy Waldron.

#### ARTICLE VII

##### Directors

The number of directors constituting the initial Board of Directors shall be nine, and the names and addresses of the persons who are to serve as the initial Directors are:

Nancy Waldron	55 Kiowa P.O. Box 771	Lyons, CO 80540
Ralph Bier	1575 Kiowa P.O. Box 3115	Pinewood Springs Lyons, CO 80540
Gerry Pearson	191 Choctaw P.O. Box 3289	Pinewood Springs Lyons, CO 80540
Marjorie Cassady	1386 Kiowa P.O. Box 1386	Pinewood Springs Lyons, CO 80540
John Hansen	63 Pinewood Dr P.O. Box 3144	Pinewood Springs Lyons, CO 80540
Lois Mattson	59 Sioux P.O. Box 3205	Pinewood Springs Lyons, CO 80540
Rod Disizlets	163 May P.O. Box 3294	Pinewood Springs Lyons, CO 80540
Larry Davis	97 Wapiti P.O. Box 3131	Pinewood Springs Lyons, CO 80540
Dave Devine	P.O. Box 307	Lyons, CO 80540

#### ARTICLE VIII

##### Members

Every person, persons, partnership, corporation or any other entity whom or which is a record owner of a fee or undivided fee interest in any lot within any filing of Pinewood Springs



Subdivision shall be a member of the Corporation.

ARTICLE IX

Incorporator

The incorporator is Nancy Waldron, P.O. Box 771, Lyons, Colorado, 80540.

ARTICLE X

Dissolution

The Corporation may dissolved by resolution of the Board of Directors and in accordance with the provisions of the laws of the State of Colorado then in effect. Provided, however, upon dissolution the Corporation shall, after paying or making provision for the payment of all debts and liabilities of the Corporation, distribute all of the remaining assets of the Corporation for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or distribute the same to the federal government or to a state or local government, for a public purpose.

IN WITNESS WHEREOF, the undersigned, being the incorporator of the corporation, has executed the foregoing Articles of Incorporation on this 8th day of April, 1988.

Nancy Waldron  
Nancy Waldron

STATE OF COLORADO)  
                                  ) ss  
COUNTY OF LARIMER)

I, Pat Petrocine, a notary public, hereby certify that Nancy Waldron is known to me to be the person whose name is subscribed to the annexed and foregoing Articles of Incorporation, and she appeared before me this day, in person, and, being by me first duly sworn, acknowledged and declared that she signed said Articles of Incorporation as her free and voluntary act and deed for the uses and purposes therein set forth, and that the statements therein contained are true.

Pat Petrocine  
Notary Public

My commission expires: April 25, 1990