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**Articles of Incorporation for a Nonprofit Corporation**

filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is  
1201 Balsam Owners Association, Inc.

*(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the nonprofit corporation's initial principal office is

Street address 1637 Pearl Street, Suite 203  
(Street number and name)

Boulder CO 80302  
(City) (State) (ZIP/Postal Code)  
United States  
(Province – if applicable) (Country)

Mailing address  
 (leave blank if same as street address) (Street number and name or Post Office Box information)

(City) (State) (ZIP/Postal Code)  
(Province – if applicable) (Country)

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name  
 (if an individual) Gottlieb David B.  
(Last) (First) (Middle) (Suffix)

**OR**

(if an entity)  
*(Caution: Do not provide both an individual and an entity name.)*

Street address 1430 Wynkoop Street  
(Street number and name)

Suite 400  
Denver CO 80202  
(City) (State) (ZIP Code)

**Mailing address**

(leave blank if same as street address)

\_\_\_\_\_

(Street number and name or Post Office Box information)

\_\_\_\_\_

\_\_\_\_\_ CO \_\_\_\_\_  
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name

(if an individual)

\_\_\_\_\_

(Last) (First) (Middle) (Suffix)

**OR**

(if an entity)

1201 Balsam, LLC

(Caution: Do not provide both an individual and an entity name.)

Mailing address

1637 Pearl Street, Suite 203

(Street number and name or Post Office Box information)

\_\_\_\_\_

Boulder CO 80302  
(City) (State) (ZIP/Postal Code)

\_\_\_\_\_

(Province – if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. (If the following statement applies, adopt the statement by marking the box.)

The nonprofit corporation will have voting members.

6. (The following statement is adopted by marking the box.)

Provisions regarding the distribution of assets on dissolution are included in an attachment.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)

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9. The true name and mailing address of the individual causing the document to be delivered for filing are

<u>Kealiher</u>	<u>Lucy</u>	<u>M.</u>	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
<u>1430 Wynkoop Street</u>			
<small>(Street number and name or Post Office Box information)</small>			
<u>Suite 400</u>			
<hr/>			
<u>Denver</u>	<u>CO</u>	<u>80202</u>	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
<u>United States</u>			
<small>(Province – if applicable)</small>	<small>(Country)</small>		

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

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Click the following links to view attachments

[Attachment 1](#)

Annex to Articles of Incorporation

**1201 BALSAM OWNERS ASSOCIATION, INC.,  
A COLORADO NONPROFIT CORPORATION**

**ANNEX TO ARTICLES OF INCORPORATION**

Pursuant to the Colorado Revised Nonprofit Corporation Act, Articles 121 to 137, Title 7, C.R.S., this Annex to the Articles of Incorporation is delivered to the Colorado Secretary of State for filing.

**DISTRIBUTION OF ASSETS UPON DISSOLUTION**

Upon dissolution, the assets of the Association will be distributed to the Owners in accordance with the Colorado Common Interest Ownership Act, codified as amended, at Colorado Revised Statutes 38-33.3-218.

**POWERS**

In furtherance of the purposes stated above, the Association shall have and may exercise all of the rights, powers, privileges, and immunities now or subsequently conferred upon nonprofit corporations organized under the laws of the State of Colorado and as more particularly granted by the Colorado Nonprofit Corporations Act, the Colorado Common Interest Ownership Act, and the Condominium Declaration of 1201 Balsam.