

NOT FOR PROFIT
SECRETARY OF STATE

37-9816

73 AUG 15 All: 18 ARTICLES OF INCORPORATION

The undersigned person(s) acting as incorporator(s) of a corporation under the Colorado Nonprofit Corporation Act, sign, and, acknowledge the following Articles of Incorporation for such corporation.

FIRST: The name of the corporation is Campground of the Rockies Association.

SECOND: The period of duration is perpetual.

THIRD: The purpose or purposes for which the corporation is organized are as follows:

- (a) To support a community designed for safe, healthful, and harmonious living.
- (b) To promote the collective and individual property and civic interests and rights of all persons, firms, and corporations owning property in Western Union Ranch Recreational Vehicle Park.
- (c) To care for the improvements and maintenance of the community center, gateways, public easements, parkways, grass plots, parking areas, and any facilities of any kind dedicated to the community use and other open spaces and other ornamental features of the above-described subdivision known as Western Union Ranch Recreational Vehicle Park, which now exist or which may hereafter be installed or constructed therein.
- (d) To cooperate with the owners of all vacant and unimproved campsites and plots now existing or that hereafter shall exist in the subdivision in keeping them in good order and condition, in preventing them from becoming a nuisance and a detriment to the beauty of the subdivision and to the value of the improved property therein, and to take any action with reference to such vacant and unimproved campsites and plots as may be necessary or desirable to keep them from becoming such nuisance and detriment.

- (c) To deal with the members of this corporation and all property owners in the tract in the enforcement of conditions, covenants, and restrictions on and appurtenant to their property.
- (f) In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of Western Union Ranch Recreational Vehicle Park and their property interests therein.
- (g) To acquire, own, or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects, and to exercise all rights, powers, and privileges of ownership to the same extent as natural persons might or could do.
- (h) To arrange social and recreational functions for its members.
- (i) To exercise any and all powers that may be delegated to it from time to time by the owners of real property in the tract.
- (j) To regulate and enforce within Western Union Ranch Recreational Vehicle Park the terms and conditions of the water augmentation plan and court decree in Case No. W-8109-75 in the District Court for Water Division No. 1, Greeley, Colorado concerning the water rights that have been perfected for The Western Union Ranch subdivisions.
- (k) This corporation shall not engage in political activity or pursue political purposes of any kind or character.

FOURTH: The address of the initial registered office of the corporation in Colorado is 1700 Broadway, Denver, Colorado 80202 and the name of its initial registered agent at such address is The Corporation Company.

FIFTH: Address of the principal office is One Lake Street, Upper Merion Station, New Jersey 07458.

SIXTH: The number of directors constituting the initial board of directors of the corporation is three, and the names and addresses of the persons who are to serve as the initial directors are:

NAME	ADDRESS
<u>D. Henry Northington</u>	<u>One Lake St., U. S. R., NJ 07458</u>
<u>Richard J. Humphreys</u>	<u>One Lake St., U. S. R., NJ 07458</u>
<u>Eric W. Soennichsen</u>	<u>One Lake St., U. S. R., NJ 07458</u>

Incorporators

) *D. Henry Northington*
D. Henry Northington

) *Richard J. Humphreys*
Richard J. Humphreys

) *Eric W. Soennichsen*
Eric W. Soennichsen

STATE OF NEW JERSEY

COUNTY OF BERGEN

The foregoing instrument was acknowledged before me this 2nd day of August, 1979 by D. Henry Northington, Richard J. Humphreys and Eric W. Soennichsen.

In witness whereof I have hereunto set my hand and seal.

My commission expires Kimberly M. Baker
A Notary Public of New Jersey
My Commission Expires June 24, 1983

Kimberly M. Baker
Notary Public

RECORDED

ROLL 471

SECRETARY OF STATE'S OFFICE