

Amended and Restated
ARTICLES OF INCORPORATION *OF*
THE OVERLOOK LANDOWNERS
ASSOCIATION

**The Overlook Landowners
Association was established as a non-
profit corporation pursuant to the
Colorado Nonprofit Corporation Act
and adopts the following Articles of**

Incorporation:

ARTICLE I

Name

The name of the corporation is THE OVERLOOK LANDOWNERS ASSOCIATION, hereinafter called
"The Association"

ARTICLE II

Principal Office

The principal office of the Association is presently located at 3886 Spring Valley Trail Evergreen, CO 80439, in
Jefferson County.

ARTICLE III

Registered Office and Agent

Kevin Narans , whose-registered office and address is 3886 Spring Valley Trail Evergreen, CO 80439, is hereby
appointed the initial registered agent of this Association.

ARTICLE IV

Duration The Association shall have perpetual existence.

ARTICLE V

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to promote the safety and welfare of the residents and provide for maintenance, preservation and architectural control of the parcels together with all easements and rights of way within that certain real property described as:

Lots 1 through 29, First Subdivision of Palo Verde Park Exemption Survey No. 1 according to the recorded plat thereof, as well as the properties at 3711 and 3731 Overlook Trail, annexed into the Overlook Association, and any additions thereto as may hereafter be brought within the jurisdiction of this Association by Annexation, as provided in Article IX herein.

1. Purposes. The Association shall exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions of The Overlook at Palo Verde, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk and Recorder, Jefferson County, Colorado, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length; and as set forth in the Bylaws.

2. Powers. The Association shall have all powers necessary or desirable to effectuate these purposes and shall be governed by its Bylaws as set forth in Article III of the Declaration. Further, the Association shall have and may exercise all such powers as are expressly or impliedly conferred upon nonprofit corporations organized under the laws of the State of Colorado. The Association will comply and conform to all applicable sections of the Colorado Common Interest Ownership Act, that apply to common interest communities established prior to July 1, 1992.

ARTICLE VI

Membership

Every owner of a parcel which is subject to the Declaration shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any parcel which is subject to the Declaration. Upon transfer of fee simple title to a parcel, membership in the Association shall automatically pass to the new owner or owners.

ARTICLE VII

Voting

Members shall be all of the 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 the owners of such parcel determine among themselves, but in no event shall more than one vote be cast with respect to any parcel.

ARTICLE VIII

Board of Directors

The affairs of the Association shall be managed by a Board of Directors elected annually by the Members of the Association. The election of members of the Board of Directors, their tenure in office and duties and obligations shall be set forth in the Bylaws.

ARTICLE IX

Annexation of Additional Properties

The Association may initiate the legal process to annex an additional residential property to be subject to the Declaration with the consent of 67% of the Members, and the consent of the owners of the property.

ARTICLE X

Amendment

The Association reserves the right from time to time to amend, alter, change or repeal these Articles of Incorporation as provided by law.

ARTICLE XI

Bylaws

The Amended and restated Bylaws of the Association have been adopted by the Board of Directors, and the vote of 67% of the Members. The Bylaws may contain any provisions for the regulation of the Association which are not inconsistent with the law, or the Colorado Common Interest Ownership Act or these Articles of Incorporation, as the same may from time to time be amended.

IN WITNESS HEREOF, for the purpose of amending and restating the Articles of this Association under the laws of the State of Colorado, I, the undersigned, being the President of this Association, have executed these Amended and Restated Articles of Incorporation, this 10th day of July, 2019

John Lindstrom,



Overlook Landowners Association President

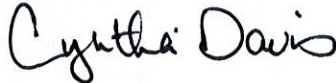
JEFFERSON COUNTY, STATE OF COLORADO

The foregoing instrument was acknowledged before me this 10th day of July, 2019 by John C. Lindstrom, President of the Overlook Landowners Association

Witness my hand and official seal.

My commission expires:

Notary Public



Address of Notary: 30770 Stagecoach Blvd.
Evergreen, Colorado 80439

