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### Articles of Incorporation for a Nonprofit Corporation

filed pursuant to §7-90-301, et seq. and §7-122-101 of the Colorado Revised Statutes (C.R.S.)

1. Entity name:

MARKET STREET LOFTS OWNERS ASSOCIATION

*(The name of a nonprofit corporation may, but need not, contain the term or abbreviation "corporation", "incorporated", "company", "limited", "corp.", "inc.", "co." or "ltd." §7-90-601, C.R.S.)*

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):*

- ☐ "bank" or "trust" or any derivative thereof  
☐ "credit union" ☐ "savings and loan"  
☐ "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

701 E. Valley Road

*(Street name and number)*

Suite 201

Basalt

*(City)*

CO

*(State)*

81621

*(Postal/Zip Code)*

United States

*(Country – if not US)*

*(Province – if applicable)*

4. Principal office mailing address:  
*(if different from above)*

PO Box 2239

*(Street name and number or Post Office Box information)*

Basalt

*(City)*

CO

*(State)*

81621

*(Postal/Zip Code)*

United States

*(Country – if not US)*

*(Province – if applicable)*

5. Registered agent: *(if an individual):*

Lipkin

*(Last)*

Michael

*(First)*

*(Middle)*

*(Suffix)*

**OR** *(if a business organization):*

6. The person appointed as registered agent in the document has consented to being so appointed.

7. Registered agent street address:

701 E. Valley Road

*(Street name and number)*

Suite 201

Basalt

*(City)*

CO

*(State)*

81621

*(Postal/Zip Code)*

8. Registered agent mailing address:  
*(if different from above)*

PO Box 2239

*(Street name and number or Post Office Box information)*

\_\_\_\_\_  
Basalt CO 81621  
\_\_\_\_\_  
(City) (State) (Postal/Zip Code)  
\_\_\_\_\_  
United States  
\_\_\_\_\_  
(Province – if applicable) (Country – if not US)

9. If the corporation's period of duration is less than perpetual, state the date on which the period of duration expires:

\_\_\_\_\_  
(mm/dd/yyyy)

10. (Optional) Delayed effective date:

\_\_\_\_\_  
(mm/dd/yyyy)

11. Name(s) and address(es) of incorporator(s): (if an individual)

Lipkin Michael \_\_\_\_\_  
\_\_\_\_\_  
(Last) (First) (Middle) (Suffix)

**OR** (if a business organization)

\_\_\_\_\_  
PO Box 2239  
\_\_\_\_\_  
(Street name and number or Post Office Box information)

\_\_\_\_\_  
Basalt CO 81621  
\_\_\_\_\_  
(City) (State) (Postal/Zip Code)  
\_\_\_\_\_  
United States  
\_\_\_\_\_  
(Province – if applicable) (Country – if not US)

(if an individual)

\_\_\_\_\_  
(Last) (First) (Middle) (Suffix)

**OR** (if a business organization)

\_\_\_\_\_  
(Street name and number or Post Office Box information)

\_\_\_\_\_  
(City) (State) (Postal/Zip Code)  
\_\_\_\_\_  
United States  
\_\_\_\_\_  
(Province – if applicable) (Country – if not US)

(if an individual)

\_\_\_\_\_  
(Last) (First) (Middle) (Suffix)

**OR** (if a business organization)

\_\_\_\_\_  
(Street name and number or Post Office Box information)

\_\_\_\_\_  
(City) (State) (Postal/Zip Code)  
\_\_\_\_\_  
United States  
\_\_\_\_\_  
(Province – if applicable) (Country – if not US)

(If more than three incorporators, mark this box ☐ and include an attachment stating the names and addresses of all incorporators.)

12. The nonprofit corporation is formed under the Colorado Revised Nonprofit Corporation Act.
13. The corporation will ☒ **OR** will not ☐ have voting members.
14. A description of the distribution of assets upon dissolution is attached.
15. Additional information may be included pursuant to §7-122-102, C.R.S. and other organic statutes. If applicable, mark this box ☐ and include an attachment stating the additional information.

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<u>Goluba</u>	<u>Neil</u>		
(Last)	(First)	(Middle)	(Suffix)
<u>PO Box 931</u>			
(Street name and number or Post Office Box information)			
<hr/>			
<u>Glenwood Springs</u>	<u>CO</u>	<u>81602</u>	
(City)	(State)	(Postal/Zip Code)	
<u>United States</u>			
(Province – if applicable)		(Country – if not US)	

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The provisions not inconsistent with law regarding the distribution of assets on dissolution are as follows: Upon dissolution, the assets of the corporation shall be applied and distributed in the manner provided by law for nonprofit corporations. The executive board shall adopt a resolution recommending a plan of distribution and directing the submission thereof to a vote at a meeting of members entitled to vote thereon, which may be either an annual or special meeting. Such plan of distribution shall be adopted upon receiving at least two-thirds (2/3) of the votes which the members present at the meeting or represented by proxy are entitled to cast. Any corporate assets, or proceeds in liquidation of such assets shall be distributed equally among the units. The ownership of any common facilities which serve more than one unit shall be allocated equally among the units served thereby. The share to which each unit is entitled shall be distributed to the owner of that unit. If a unit is owned by multiple parties, the equal distributive share to which the unit is entitled shall be distributed in its entirety to the several owners who shall determine the apportionment of such share as among themselves.