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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 Sanctuary of Peace Property 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 3190 Benet Lane Colorado Springs, C  
*(Street number and name)*

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Colorado Springs CO 80921  
*(City) (State) (ZIP/Postal Code)*

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United States  
*(Province – if applicable) (Country)*

Mailing address  
*(leave blank if same as street address)*

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

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*(City) (State) (ZIP/Postal Code)*

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*(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)

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

**OR**

(if an entity) Benet Hill Monastery of Colorado Springs, Inc.  
*(Caution: Do not provide both an individual and an entity name.)*

Street address 3190 Benet Lane Colorado Springs, C  
*(Street number and name)*

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Colorado Springs CO 80921  
*(City) (State) (ZIP Code)*

Mailing address

(leave blank if same as street address)

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

\_\_\_\_\_  
*(City)*      CO      \_\_\_\_\_  
*(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)

Benet Hill Monastery of Colorado Springs, Inc

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

Mailing address

3190 Benet Lane Colorado Springs, C

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

Colorado Springs      CO      80921  
*(City)*      *(State)*      *(ZIP/Postal Code)*

\_\_\_\_\_  
*(Province – if applicable)*      United States  
*(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. Provisions regarding the distribution of assets on dissolution:

"See 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)

**Notice:**

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes. This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

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

Crowder Vincent  
(Last) (First) (Middle) (Suffix)  
3190 Benet Lane Colorado Springs, C  
(Street number and name or Post Office Box information)  
Colorado Springs CO 80921  
(City) (State) (ZIP/Postal Code)  
United States  
(Province - if applicable) (Country)

(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.

**Disclaimer:**

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**ARTICLES OF INCORPORATION**  
**-of-**  
**SANCTUARY OF PEACE PROPERTY OWNERS' ASSOCIATION**  
(a Colorado nonprofit corporation)

The undersigned incorporator (a natural person over 18 years of age) and desiring to form a nonprofit corporation under the Colorado Nonprofit Corporation Act, does hereby sign, verify and deliver in duplicate to the Secretary of State of the State of Colorado these Articles of Incorporation.

**ARTICLE I**

**Corporate Name**

The name of the Corporation is: Sanctuary of Peace Property Owners' Association.

**ARTICLE II**

**Incorporator, Principal Office, Registered Office and Registered Agent**

The true name and mailing address of the incorporator is: Sisters of Benet Hill Monastery through Benet Hill Monastery of Colorado Springs, Inc., 3190 Benet Lane, Colorado Springs, CO 80921. The initial principal office for the transaction of the business of the Corporation shall be located at: 3190 Benet Lane, Colorado Springs, CO 80921. The address of the initial registered office of the Corporation is: 3190 Benet Lane, Colorado Springs, CO 80921. The name of the registered agent at such address is: Sisters of Benet Hill Monastery through Benet Hill Monastery of Colorado Springs, Inc.

**ARTICLE III**

**Membership**

The Corporation shall have only voting Members, with the characteristics, qualifications, rights, limitations and obligations attaching to Members to be as established in the Corporation's Bylaws. Cumulative voting for the Board of Directors shall not be allowed. The Corporation has no capital stock; however, the Corporation may hereafter issue certificates evidencing membership therein.

**ARTICLE IV**

**Period of Duration**

This Corporation shall exist in perpetuity from the date of filing of the original Articles of Incorporation with the Secretary of State of the State of Colorado, unless dissolved according to law.

**ARTICLE V**

**Objects and Purposes**

The Corporation is organized and established exclusively for the nonprofit use of its Members, Lot 1 through Lot 26 in the Sanctuary of Peace Community, of El Paso County, and for the purposes of complying with the Augmentation Plan, including covenant enforcement, developing and submitting technical hydro-geological information or reports, maintaining infrastructure and landscaping, overseeing and maintaining the Private Sanctuary Common House Building, and pursuing and obtaining the following lawful benefits, contract rights or entitlements for its Members:

1. To promote and encourage the participation of all members of this organization in aiding and helping better, improve and develop the properties in the Sanctuary of Peace Community;

2. To prevent nuisances; to prevent the impairment of the attractiveness of the property, and thereby to secure to each individual owner the full benefit and enjoyment of his or her home or property with no greater restrictions upon the free and undisturbed use of his property than is necessary to insure the same advantage to other similar property owners; and, to insure the lasting beauty and investment value of the property;

3. To control Community appearance, including the clearing of trees, control of commercial and recreational vehicles, refuse and rubbish, signs, animals, clotheslines and exterior tanks, and all other matters pertaining to the general appearance of the Community;

4. To enforce, either in its own name upon proper authority being granted by the Sisters of Benet Hill Monastery, or in the name of the owner or owners of the property above described, any or all covenants or building restrictions which may have been heretofore, or may hereafter be, imposed upon any of the said above-described property, either in the form as originally placed thereon or as modified subsequently thereto; provided, however, that this right of enforcement shall not serve to prevent the right of the owner or owners of any lot or parcel of land above described to enforce said building restrictions in the event they or any one of them elects to do, or prevent, such changes, releases, or modifications of restrictions or reservations being made by the parties having the right to make such changes, releases, or modifications as are permissible in the deeds, contracts, declarations, agreements, or plats in which such restrictions are set forth; nor wherever and whenever such right of assignment exists. The expenses and costs of any such proceedings instituted by the said Sanctuary of Peace Property Owners Association shall be paid out of the general fund of said Association;

5. To exercise all other and further rights, powers, and authority permitted by the laws of the State of Colorado governing nonprofit corporations.

## **ARTICLE VI**

### **Powers & Limitations**

In furtherance of the preceding objects and purposes, the Corporation 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.

## **ARTICLE VII**

### **Private Inurement**

No part of the income or principal of the Corporation shall inure to the benefit of, or be distributed to, any Member, Director, or Officer of the Corporation or any other private individual, 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 the Corporation purposes as set forth herein.

## **ARTICLE VIII**

### **Dissolution**

Upon any liquidation, dissolution, or winding up of the Corporation, the Board of Directors shall, after paying or adequately providing for the payment of all the obligations and liabilities of the Corporation, dispose of all the assets owned by the Corporation by transferring such assets exclusively to the Corporation's Members, equally, as the Board of Directors shall determine.

## **ARTICLE IX**

### **Directors**

The corporate powers and management of the Corporation shall be vested in and exercised by a Board of Directors. The initial Board of Directors shall be constituted of one (1), which number may be increased or decreased pursuant to the Bylaws of the Corporation. The name of the Director, who shall act until the first annual meeting or until her successors are duly chosen and qualified, is: Vincent Crowder, Property and Building Manager for the Sisters of Benet Hill Monastery.

## **ARTICLE X**

### **Indemnification**

The Corporation shall indemnify a person who is wholly successful, on the merits or otherwise, in the defense of any proceeding to which the person was a party because the person is or was a Director of the Corporation, against reasonable expenses incurred by the person in connection with the proceeding. The Corporation shall indemnify or advance expenses of litigation for its Directors, Officers, employees, and agents as provided in the Bylaws.

## **ARTICLE XI**

### **Liability of Directors**

No Director shall be personally liable to the Corporation for monetary damages for any breach of fiduciary duty as a Director, except that no Director's liability to the Corporation for monetary damages shall be eliminated or limited on account of any of the following:

1. The Director's breach of the duty of loyalty to the Corporation;

2. Any acts or omissions of the Director not taken in good faith;
3. Acts or omissions of the Director involving intentional misconduct or a knowing violation of the law;
4. Any liability for unlawful distributions under § 7-128-403, C.R.S. (relating to unlawful distributions);
5. Any other transaction from which the Director derived an improper personal benefit; or
6. Other acts for which indemnification of Directors is prohibited under the provisions of the Colorado Revised Nonprofit Corporation Act.

Nothing herein will be construed to deprive any Director of the right to all defenses ordinarily available to a Director nor will anything herein be construed to deprive any Director of any right for contribution from any other Director or other person.

Any repeal or modification of this Article XI shall be prospective only and shall not adversely affect any right or protection of a Director of the Corporation existing at the time of such repeal or modification.

## **ARTICLE XII**

### **By-Laws**

The initial Bylaws of the Corporation shall be as adopted by the initial Board of Directors. Except to the extent otherwise provided in the Bylaws, two-thirds majority of the Membership of the Corporation shall have the power to alter, amend, or repeal the Bylaws from time to time hereafter and to adopt new Bylaws. Such Bylaws shall contain any provisions for the regulation or management of the affairs of the Corporation which are not inconsistent with law or these Articles of Incorporation, as the same may from time to time be amended. However, no Bylaw at any time in effect, and no amendment to these Articles of Incorporation, shall have the effect of giving any Director or Officer of this Corporation any proprietary interest in its property or assets of the Corporation whether during the term of its existence or as an incident to its dissolution.

## **ARTICLE XIII**

### **Amendments**

Two-thirds of the Membership of the Corporation shall have the exclusive power and authority at any time and from time to time to amend these Articles of Incorporation.

IN WITNESS WHEREOF the above-named incorporator has signed these Articles of Incorporation, this 14<sup>th</sup> day of July, 2021.

**Sisters of Benet Hill Monastery, through Benet Hill Monastery of Colorado Springs, Incorporated, A Colorado nonprofit corporation**

By: *Sister Clare Carr, OSB*  
Prioress, Benet Hill Monastery of Colorado Springs, Inc.

The name and mailing address of the individual who causes this document to be delivered for filing, and to whom the Secretary of State may deliver notice if filing of this document is refused is: Sisters of Benet Hill Monastery through Benet Hill Monastery of Colorado Springs, Inc., 3190 Benet Lane, Colorado Springs, CO 80921