



Colorado Secretary of State
Date and Time: 01/21/2009 02:15 PM
ID Number: 20021302902
Document number: 20091042693
Amount Paid: \$25.00

Document processing fee
If document is filed on paper \$125.00
If document is filed electronically \$ 25.00
Fees & forms/cover sheets
are subject to change.
To file electronically, access instructions
for this form/cover sheet and other
information or print copies of filed
documents, visit www.sos.state.co.us
and select Business Center.
Paper documents must be typewritten or machine printed.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Amendment

filed pursuant to [§7-90-301](#), et seq. and [§7-130-105](#) of the Colorado Revised Statutes (C.R.S.)

- ID number 20021302902
1. Entity name WALDEN PROPERTY OWNERS ASSOCIATION, INC.
(If changing the name of the corporation, indicate name BEFORE the name change)
2. New Entity name
(if applicable) _____
3. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*
☒ Other amendments are attached.
4. If the nonprofit corporation's period
of duration as amended is less than
perpetual, state the date on which the
period of duration expires _____
(mm/dd/yyyy)
- OR**
- If the nonprofit corporation's period of duration as amended is perpetual, mark this box ☒
5. *(Optional)* Delayed effective date _____
(mm/dd/yyyy)
6. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If
applicable, mark this box ☐ and include an attachment stating the additional information.

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.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

<u>Bremer</u>	<u>Duncan</u>		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
<u>15050 Woodcarver Rd</u>			
<small>(Street name and number or Post Office Box information)</small>			
<hr/>			
<u>Monument</u>	<u>CO</u>	<u>80132</u>	
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
<u>United States</u>			
<small>(Province – if applicable)</small>	<small>(Country – if not US)</small>		

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box ☐ and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

Amendment
to
Articles of Incorporation of
Walden Property Owners Association, Inc.
A Colorado nonprofit corporation

The Articles of Incorporation are amended as follows:

1. Article III, Paragraph number 1 is changed to read as follows:

To be and constitute the Association to which reference is made in the document titled "Declaration of Protective Covenants" recorded in the records of the Clerk and Recorder of El Paso County, Colorado at reception 201108662 on 08/01/2001 regarding Tract A, Walden III, Filing Two (which land is sometimes referred to as "Walden Pines"); and the document titled "Declaration of Protective Covenants Walden" recorded in the records of the Clerk and Recorder of El Paso County, Colorado at reception 202043755 on 03/19/2002 regarding Walden III, filing 6, Phase 1 and Walden III, filing 6, Phase II; and the document titled "Declaration of Protective Covenants" recorded in the records of the Clerk and Recorder of El Paso County, Colorado at reception 202075312 on 05/07/2002 regarding Walden III Filing 7; and the document titled "Declaration of Protective Covenants Walden" recorded in the records of the Clerk and Recorder of El Paso County, Colorado at reception 205122348 on 08/09/2005 (regarding land sometimes referred to as "Walden Preserve Filing No.1") and such other declarations of protective covenants and similar recordings that shall specifically refer to this Corporation as the Association for the such covenants, but specifically excluding protective covenants for phases of the Walden area filed prior to those mentioned above.

FILED
DONETTA DAVIDSON
COLORADO SECRETARY OF STATE

NONPROFIT

ARTICLES OF INCORPORATION
OF
WALDEN PROPERTY OWNERS ASSOCIATION, INC.

20021302902 C
\$ 50.00
SECRETARY OF STATE
10-31-2002 14:08:02

The undersigned person acting as Incorporator and Registered Agent under the Colorado Revised Non-Profit Corporation Act, hereby signs and acknowledges the following Articles of Incorporation for the following Corporation:

ARTICLE I
Name

The name of this Corporation shall be Walden Property Owners Association, Inc. ✓

ARTICLE II
Duration

The term of existence of this Corporation is perpetual.

ARTICLE III
Purposes

The business, objects and purposes for which the Corporation is formed are as follows:

1. To be and constitute the Association to which reference is made in the Declaration of Covenants, Conditions and Restrictions for Walden Property Owners Association, Inc. and any amendment or supplement thereto (hereinafter called the "Declaration" and the definitions and provisions thereof are incorporated herein by this reference as if set forth at length) which has been or will be recorded in the records of the Clerk and Recorder of the County of El Paso, Colorado, and to perform all obligations and duties of the Association and to exercise all rights and powers of the Association.

2. To provide an entity for the furtherance of the interests of all of the Owners, including the Declarant named in the Declaration, of Lots with the objectives of establishing and maintaining the Walden Subdivision (the "Subdivision") as a subdivision of quality and value; enhancing and protecting its value, desirability and attractiveness; promoting the health, safety and welfare of the residents of said Subdivision and providing for the maintenance, preservation and architectural control of the Lots and Common Area within said Subdivision.

COMPUTER UPDATE COMPLETE.
BB

ARTICLE IV

Powers

In furtherance of its purposes, this Corporation shall have all of the rights and powers conferred upon non-profit corporations and associations by the statutes and common law of the State of Colorado in effect from time to time, as now or hereafter enacted, and shall have all of the rights and powers necessary or desirable to perform the obligations and duties and exercise the rights and powers of the Association under the Declaration which shall include, but shall not be limited to, the following, which shall be subject to the limitations, requirements, restrictions and provisions of the Declaration:

(a) To fix, levy, collect and enforce payment by any lawful means, all charges, fines, sums and assessments pursuant to the terms of the Declaration, law and statute; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including without limitation all licenses, taxes or governmental charges levied or imposed against the Association or its Property;

(b) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation.

(c) To borrow money and to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(d) To dedicate, convey, sell or transfer all or any part of the Common Area;

(e) To participate in mergers and consolidations with other non-profit corporations organized for the same purposes, and to annex additional residential property and Common Area as provided in the Declaration;

(f) To manage, control, operate, maintain, repair and improve the Subdivision;

(g) To enforce the covenants, restrictions and conditions contained in the Declaration as provided therein and to have all rights, powers, duties, and interests of the Association under the Declaration;

(h) To engage in activities which will actively foster, promote and advance the common ownership interests of Owners of Lots, including the interest of the Declarant during its marketing of the Subdivision;

(i) To enter into, make, perform or enforce contracts of every kind and description and to do all other acts necessary, appropriate or advisable in carrying out any purposes of this Corporation, with or in association with any person, firm, association, corporation or other entity or agency, public or private, subject to the requirements of the Declaration; including without limitation, performance of any access or utility agreements; and

s:\Legal\Bhs\Forms\Real Estate\Hoa\Articles of Incorporation 03-28-01

(j) To adopt, alter and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Corporation; provided, however, that such Bylaws may not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration.

ARTICLE V

Membership

1. This Corporation shall be a membership corporation without certificates or shares of stock. As more fully provided in the Declaration and Bylaws, every person or entity, who is a record owner of a fee or undivided fee interest in any Lot which is subject to assessment under the Declaration, including contract sellers, shall be a voting member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. ✓

2. A membership in this Corporation and the share of a Member in the assets of this Corporation shall not be assigned, encumbered or transferred in any manner except as appurtenant to the transfer of title to the Lot to which the membership pertains; provided, however, that the rights of membership may be assigned to the holder of a mortgage, deed of trust or other security instrument on a Lot as further security for a loan secured by a lien on such Lot.

3. A transfer of membership shall occur automatically upon the transfer of title to the Lot to which the membership pertains; provided however, that the Bylaws of this Corporation may contain reasonable provisions and requirements with respect to recording such transfers on the books and records of this Corporation.

4. Members shall have the right to purchase other Lots and to exercise the membership rights appurtenant thereto as provided in the Declaration.

5. This Corporation may suspend the voting rights of a Member for failure to comply with the Declaration, Bylaws or the rules and regulations of the Corporation or with any other obligations of the Owners of a Lot under the Declaration. All Members shall be entitled to vote on all matters, except any Members who are in default in any obligations to the Corporation, which default shall also subject them to the remedies set forth in the Declaration and as provided by law or statute. Cumulative voting is prohibited. ✓

6. The Bylaws may contain additional provisions setting forth the rights, privileges, duties and responsibilities of the Members; provided however, the provisions of these Articles of Incorporation and the Bylaws shall be subject to the covenants, terms and provisions of the Declaration which shall control in the event of any conflict, and the provisions of these Articles of Incorporation shall control over any conflicting provisions in the Bylaws.

ARTICLE VI

Voting Rights

Each Lot shall have one vote as set forth in the Declaration, and the affirmative vote of a majority of Lots, present at any meeting in person or by proxy, shall be required for decisions and action by the Corporation, unless otherwise provided herein or in the Association's Declaration or Bylaws. If only one of the multiple Owners of a Lot is present at a meeting of the Corporation, such Owner is entitled to cast the vote allocated to that Lot. Alternatively, if more than one person holds an interest in a Lot, they may appoint one of their co-owners as proxy to cast the vote for that Lot. The vote for such Lot shall be cast as the Owners holding a majority interest in thereof agree, but in no event shall they cast more than one vote for that Lot on any one question. If such Owners of such Lot cannot agree as to the manner in which their vote shall be cast when called upon to vote, then they will be treated as having abstained; during any such period, each Owner shall retain all other rights and obligations of membership in the Corporation.

ARTICLE VII Board of Directors

1. The business and affairs of the Corporation shall be conducted, managed and controlled by a Board of Directors. The initial Board of Directors shall consist of two (2) Directors and thereafter the specific number shall be set forth as provided in the Bylaws of the Corporation. Except for Directors appointed by the Declarant, Directors shall be Owners as defined in the Declaration.

2. The names and addresses of the members of the initial Board of Directors who shall serve until the first annual meeting as provided in the Bylaws and until their successors are duly elected and qualified are as follows:

Gene William Dunston, Jr.	17145 Colonial Park Drive Monument, Colorado 80132
---------------------------	--

Matt Dunston	1230 Scarsbrook Court Monument, Colorado 80132
--------------	--

3. Directors shall be elected, replaced and removed and vacancies of the Board of Directors shall be filled in the manner and for the terms as provided in the Declaration and Bylaws.

ARTICLE VIII

Officers

The Board of Directors may appoint a President, one or more Vice-Presidents, a Secretary, a Treasurer and such other officers as the Board believes will be in the best interest of the Corporation. The Officers shall have such duties as may be prescribed in the Bylaws of the Corporation and shall serve at the pleasure of the Board of Directors.

ARTICLE IX

Dissolution, Merger or Consolidation

The Corporation may be dissolved, merged or consolidated as provided in the Colorado Revised Non-Profit Corporation Act but subject to the Declaration. Upon dissolution of the Corporation other than incident to a merger or consolidation, the assets of the Corporation shall be distributed and transferred as the Members may direct, subject to the requirements, limitations and other provisions of the Declaration and Bylaws. In such event, the assets may be granted, conveyed and assigned to any public agency, non-profit corporation, association, trust or other organization to be devoted to purposes similar to those for which this Corporation was created.

ARTICLE X

Initial Registered Office and Agent and
Address of Initial Principal Office

The street address of the initial registered office of the Corporation shall be c/o Gene William Dunston, Jr., 17145 Colonial Pk Dr., Monument, CO 80132. The initial registered agent shall be Gene William Dunston, Jr., whose street address is the same as the initial registered office. The address of the Corporation's initial principal office is the same as the initial registered office.

ARTICLE XI

Amendment

1. Except as provided in paragraph 2 of this Article XI, amendments to these Articles of Incorporation shall require the approval, at a meeting duly called under the Bylaws, of Members holding at least sixty-seven percent (67%) of the votes, provided however, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with the provisions of the Declaration.

2. Notwithstanding any contrary provisions of these Articles of Incorporation or any other document, the Declarant hereby reserves the right, until the expiration of the Period of Declarant Control, as defined in the Declaration, but without approval or vote of the Members or Mortgagees, to amend these Articles of Incorporation and/or the Bylaws, as may be necessary to correct typographical errors or make clarifications or as may be approved in writing by Federal

s:\Legal\Bhs\Forms\Real Estate\Hoa\Articles of Incorporation 03-28-01

National Mortgage Association, Federal Home Loan Mortgage Corporation, Federal Housing Administration, or the Department of Veterans Affairs so as to induce any of such organizations to make, purchase, sell, insure or guarantee First Mortgages covering any portion of the Subdivision, and each Owner and Mortgagee by accepting a deed, mortgage or other instrument affecting a Lot appoints Declarant as his attorney-in-fact for purposes of executing in said Owner's or Mortgagee's name and recording any such amendments to these Articles, and each deed, mortgage, trust deed, other evidence of obligation or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of and a consent to the reservation of the power to the Declarant to make, execute and record any such amendments.

ARTICLE XII Nonprofit Purposes

The Corporation is formed under the Colorado Revised Non-Profit Corporation Act and not for pecuniary profit or financial gain. The Corporation is organized and operated to provide for the acquisition, construction, management, maintenance and care of property of the Subdivision as provided in the Declaration.

ARTICLE XIII Incorporator

The Incorporator of the Corporation is Gene William Dunston, Jr., whose street address is c/o 17145 Colonial Pk Dr., Monument, CO 80132.

ARTICLE XIV FHA/VA Approval

After the Declarant had sold a sufficient number of Lots to obtain evidence of approval for guaranteed or insured loans by the Federal Housing Administration or the Department of Veterans Affairs and continuing until such time as the Period of Declarant Control, as defined by the Declaration, has terminated, the following actions will require the prior approval of the Federal Housing Administration or the Department of Veterans Affairs: annexation of additional properties, mergers and consolidations of this Corporation, mortgaging or encumbering of Common Area, dedication of Common Area, dissolution of this Corporation and amendment of these Articles.

ARTICLE XV NON-LIABILITY AND INDEMNITY OF OFFICERS AND DIRECTORS

Each Officer and Director of the Corporation, now or hereinafter serving in any such capacity, shall be indemnified by the Corporation against any and all claims and liabilities to which he or she has or shall become subject by reason of serving or having served in any such capacity, or by

reason of any action alleged to have been taken, omitted, or neglected by him or her in any such capacity, to the fullest extent allowable by law and statute, including without limitation, the Colorado Revised Non-Profit Corporation Act. The right of indemnification herein provided shall not be exclusive of any rights to which any Director or Officer of the Corporation may otherwise be entitled by law or statute, provided however, this indemnification shall not reduce or impair any insurance coverage. No Director or Officer shall be personally liable to the Corporation, its members or other persons or entities, except as otherwise provided by the Colorado Revised Non-Profit Corporation Act.

IN WITNESS WHEREOF, for the purposes of forming this Corporation under the laws of the State of Colorado, the undersigned, constituting the Incorporator and Registered Agent of this Corporation, has executed these Articles of Incorporation this 28 day of Oct, 2002.


Gene William Dunston, Jr.

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was signed and acknowledged before me this ____ day of _____, 2002, by Gene William Dunston, Jr., as Incorporator and Registered Agent of the above-described Corporation.

WITNESS my hand and official seal.

Notary Public
My commission expires: _____