

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF DOCUMENT FILED

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Articles of Incorporation

with Document # 19881035359 of

LOS RANCHITOS ESTATES HOMEOWNERS ASSOCIATION, INC.

Colorado Nonprofit Corporation

(Entity ID # 19881035359)

consisting of 7 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/20/2025 that have been posted, and by documents delivered to this office electronically through 02/24/2025@ 11:17:34.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/24/2025 @ 11:17:34 in accordance with applicable law. This certificate is assigned Confirmation Number 17029786



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

NOT FOR PROFIT

RECORDED

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OFFICE OF THE CLERK
STATE OF COLORADO

ARTICLES OF INCORPORATION
OF
LOS PINOS WATER ASSOCIATION

It is desired, for the purpose of organizing a corporation, not for profit, pursuant to the laws of the State of Colorado, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be: LOS PINOS WATER ASSOCIATION.

ARTICLE II

This corporation will have perpetual existence.

ARTICLE III

This corporation is organized for the purpose of operating, maintaining and managing a domestic water supply, maintaining roadways for those individuals: (1) who own freehold interests with land lying within the boundaries within the Los Pinos Subdivision as defined according to the official plat filed for record in the office of the County Clerk and Recorder in La Plata County, Colorado, on April 27, 1977 under Reception No. 498830; (2) who own property defined as the Barbara T. Lehmann property on same official plat; and (3) who own land in Coolwater Subdivision, as defined according to the official plat filed for record in the office of the County Clerk and Recorder, La Plata County, Colorado, on July 14, 1959, under Reception No. 291071.

ARTICLE IV

There shall be only one class of membership in this corporation which shall be a voting membership. The corporation shall have the authority to issue 20 membership shares, and one share shall be issued to those individuals, partnerships or corporations who hold a freehold interest in land

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lyne certain lot boundaries of the Fox Trace Subdivision the same as defined according to the official plat filed for record in the office of the County Clerk and Recorder, In Plate County, Colorado, on April 27, 1977, under reception No. 290509, over that property defined as the Barbara T. Lehmann property on that same other plat, over lot 60, Coolwater Subdivision, as defined according to the official plat filed for record in the office of the County Clerk and Recorder, In Plate County, Colorado, on July 14, 1959, under Reception No. 291071. Each share shall be entitled to one vote at membership meetings.

ARTICLE V

The corporation and its officers and directors shall have all the powers granted to a non-profit corporation under Title Seven, Articles 20-29, Colorado Revised Statutes, 1973. Specifically, but not by way of limitation, the Corporation, its officers and directors shall have full and unrestricted discretionary power and authority:

(a) To buy, exchange, contract for, lease and in any and all other ways acquire, hold and own, and deal in, sell, mortgage, lease, or otherwise dispose of real and personal property of every kind and description, as may be desirable for use by the corporation in the operation of any business conducted by it.

(b) To borrow money for the conduct of its business and in furtherance of the objects, purposes and powers herein set forth, and to issue debentures, bonds, certificates of indebtedness, notes and other instruments of like character evidencing the liability of the corporation; to repay the same and to secure any and all thereof, by mortgages or deeds of trust on any and all of the real and personal property of the corporation. However, this corporation shall not incur indebtedness in excess of the value of the property owned by it

(c) To solicit, accept and hold contributions, donations, grants and pledges of money and property for use by the corporation as may be deemed necessary or desirable in promoting and conducting the objects and purposes of the corporation.

(d) To acquire the good will, rights, property and assets of all kinds of any business capable of being carried on in connection with this corporation's business and to undertake the whole or part of the liability of the person, firm or corporation owning such goodwill, rights, property and assets, on such terms and conditions as may be agreed upon, and to pay for the same in cash, stock, bonds, debentures, notes or securities of this corporation.

(e) To carry on any business with which the corporation may deem proper or convenient in connection with any of the foregoing powers and purposes, whether indirectly or otherwise, or which may be calculated, directly or indirectly, to promote the interest of the corporation or to enhance value of its property and to have and exercise all the powers conferred by the laws of the State of Colorado on a corporation formed under the act pursuant to which this corporation is formed.

(f) In general, and subject to such limitations and conditions as are or may be prescribed by law, to exercise such other powers which now are or hereafter may be conferred by law upon a non-profit corporation organized for the purpose herein above set forth, or necessary or incidental to the power so conferred, or conducive to the attainment of the purposes of the corporation.

(g) The purposes specified herein shall be construed as both purposes and powers and shall in no way be limited or restricted by reference to, or reference from, the terms of any other clause in this or any other article, but the purposes and powers shall not be construed to limit or restrict in any manner the meaning of the general terms or of the general powers of the

operation, and that the expression of one thing be deemed to exclude another, although it be of like nature not expressed.

ARTICLE VI

While the Board of Directors shall have absolute control and discretion in the use of property of the corporation and may buy and sell property of the corporation as set forth in Article V it shall be provided, that no bulk sale or conveyance of substantially all the assets of the corporation not in the usual course of business shall be affected unless the same shall have been authorized by the Board of Directors and approved by a majority vote of two-thirds of the general membership in the corporation.

ARTICLE VII

The initial registered office of the corporation shall be P. O. Drawer 1, 124 E. Ninth Street, Durango, Colorado 81301. The initial registered agent is Lawrence C. Adick, P. O. Drawer 1, 124 E. Ninth Street, Durango, Colorado 81301. The principal office shall be Route 1, Bayfield, Colorado 81122.

ARTICLE VIII

The operation and management of this corporation shall be vested in a Board of Directors, which shall make by-laws governing the operation of the corporation. The number of directors constituting the initial Board of Directors shall be three (3). A person elected to serve on the Board of Directors shall be a member of the corporation, and each director must in his own name and right be a stockholder. The names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors be elected and qualify are:

NAME

David R. Jones

ADDRESS

719 Camino Del Bosque NW
Albuquerque, NM 87114

Louise Z. Jones

719 Camino Del Bosque NW

Albuquerque, NM 87114

Dr. Hugh Johnson

331 Portrillo Drive

Patito Acres

Los Alamos, NM 87544

The directors shall hold office for term of three years, or until their successors are elected and qualified and except that to the membership of the initial Board of Directors of the first year, shall be elected at the annual meeting of the members or shareholders in the corporation. Any director shall be eligible for re-election upon expiration of his term of office.

No part of the net earnings of the corporation shall inure to the benefit of or be distributed to any member, directors or officers.

ARTICLE IX

The funds of this corporation shall be kept and accounted for by the Board of Directors. No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its members, trustees, officers, or other private persons, 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 purpose of the corporation.

ARTICLE X

The Board of Directors shall have the power to make from time to time such by-laws for the management of the affairs of the corporation as may be necessary or proper, after reasonable notice to all directors (with or without notice if all directors consent thereto) to amend, or alter the same or to adopt new by-laws. The Board of Directors shall have the power to fix the salaries of directors, corporate officers and agents and employees of this

Louise A. Stone

719 Camino Del Bosque NW

Albuquerque, NM 87114

Dr. Hugh Lehman

331 Portrillo Drive

Patrito Acres

Los Alamos, NM 87544

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ARTICLE X

The Board of Directors shall have the power to make from time to time such by-laws for the management of the affairs of the corporation as may be necessary or proper, after reasonable notice to all directors (with or without notice if all directors consent thereto) to appeal, amend, or alter the same or to adopt new by-laws. The Board of Directors shall have the power to fix the salaries of directors, corporate officers and agents and employees of this

company. The Board of Directors shall have the power to appoint and remove officers, agents and employees of the company.

ARTICLE III

The name and address of the person forming this corporation is Lawrence C. Malick, 124 E. 9th Street, P. O. Drawer 1, Durango, La Plata County, Colorado 81301.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of July, 1983.

INCORPORATOR:

Lawrence C. Malick

Lawrence C. Malick

STATE OF COLORADO)
)ss.
COUNTY OF LA PLATA)

I the undersigned, a notary public, hereby certify that on the 15th day of July, 1983, personally appeared before me LAWRENCE C. MALICK, who being by me first duly sworn, declared that he is the person who signed the foregoing document as incorporator, and that the statements contained are true.

WITNESS my hand and seal, this 15th day of July, 1983.

My commission expires: 1/25/86

Janette N. Haves
Notary Public
Address: 124 E. Ninth Street
Durango, Colorado 81301