

The document that follows is the PROPOSED FINAL FOR OWNER COMMENT, effective as of April 22, 2011. In order to be adopted, this document must receive the affirmative vote of at least a majority of the Members present and voting, in person or by proxy, at a regular or special meeting of the Members at which a quorum is present.

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
FOR
RANCH AT ROARING FORK HOMEOWNERS ASSOCIATION, INC.
(A Nonprofit Corporation)**

The undersigned signs and acknowledges, for delivery to the Secretary of State of Colorado, these Amended and Restated Articles of Incorporation under the Colorado Revised Nonprofit Corporation Act.

RECITALS

[Note: These Recitals are new.]

Ranch At Roaring Fork Homeowners Association, Inc., a Colorado nonprofit corporation (“Association”), certifies to the Secretary of State of Colorado that:

By their signature below, the president and secretary of the Board of Directors certify these Amended and Restated Articles of Incorporation received the affirmative vote of at least a majority of the Members present and voting, in person or by proxy, at a regular or special meeting of the Members at which a quorum was present;

The provisions set forth in these Amended and Restated Articles of Incorporation supersede and replace the existing Articles of Incorporation and all amendments;

The Association desires to amend and restate its Articles of Incorporation currently in effect as set forth below and that the Articles of Incorporation of the Association are hereby amended by striking in their entirety Articles 1 through 12, inclusive, and by substituting the following:

ARTICLE 1.

NAME

The name of the corporation is Ranch at Roaring Fork Homeowners Association, Inc. (the "Association").

[Note: This provision is similar to Article 1.]

ARTICLE 2.

DURATION

The duration of the Association shall be perpetual.

[Note: This provision is the same at Article 2.]

ARTICLE 3.

DEFINITIONS

The definitions set forth in the recorded declaration for the Community, as may be amended from time to time, ("Declaration") shall apply to all capitalized terms contained in these Articles, unless otherwise noted or the context provides otherwise.

[Note: This provision substantially simplifies the definitions to those appearing in the Declaration.]

ARTICLE 4.

NONPROFIT

The Association shall be a nonprofit corporation, without shares of stock.

ARTICLE 5.

PURPOSES AND POWERS OF ASSOCIATION

[Note: This provision is similar to Article 3 of your current Articles; however, this provision simplifies the Association's powers and duties to those permitted by the Act.]

The purposes for which the Association is formed are as follows:

(a) To operate and manage the common interest community known as "Ranch at Roaring Fork," a planned community, and to operate and manage the Property and Common Area included within the Community, situated in Garfield County, State of Colorado, subject to the Declaration, plats, Maps, Bylaws and such Rules and Regulations as the Board of Directors may from time to time adopt, for the purposes of enhancing and preserving the value of the Property;

(b) To maintain Ranch at Roaring Fork as a community of the highest quality and value, and to enhance and protect the Property's value, desirability and attractiveness;

(c) To perform all acts and services and exercise all powers and duties in accordance with the requirements for an association of owners charged with the administration of the Property under the terms of the Colorado Common Interest Ownership Act, as amended (the "Act") and as applicable to common interest communities created prior to July 1, 1992, and as set forth in the Declaration;

(d) To act for and on behalf of the Members of the Association in all matters deemed necessary and proper for the protection, maintenance, and improvement of the lands and improvements owned by the Members and this Association;

(e) To provide for administration, maintenance, preservation, improvement, and architectural review as contained in the Declaration;

(f) To promote, foster, and advance the health, safety, and welfare of the residents;

(g) To do any and all permitted acts suitable or incidental to any of the foregoing purposes and objects to the fullest extent permitted by law, and do any and all acts that, in the opinion of the Board, will promote the common benefit and enjoyment of the occupants, residents within the Ranch at Roaring Fork Community, and to have and to exercise any and all powers, rights, and privileges which are granted under the Act, the Declaration, Bylaws, and the laws applicable to a nonprofit corporation of the State of Colorado.

The foregoing statements of purpose shall be construed as a statement of both purposes and powers. The purposes and powers stated in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers.

**ARTICLE 6.
ELIMINATION OF CERTAIN LIABILITIES OF DIRECTORS**

[Note: This provision is new, and protects the Directors and Officers.]

There shall be no liability, either direct or indirect, of any Director acting within the scope of his or her duties as a Director, or any other person serving the Association at the direction of the Board of Directors without compensation, to the Association or to its Members for monetary damages for breaches of fiduciary duties arising out of such services. Notwithstanding the foregoing, this provision shall not eliminate the liability of a Director to the Association or its Members for any breach, act, omission, or transaction for which the Act or the Colorado Revised Nonprofit Corporation Act expressly prohibits elimination of liability.

**ARTICLE 7.
MEMBERSHIP RIGHTS AND QUALIFICATIONS**

[Note: This provision is similar to Article 8 of your current Articles, but has been substantially simplified by establishing one vote per Unit.]

There shall be one membership for each Lot (either Condominium Unit or a Detached Housing Unit) owned within the Community. This membership shall be automatically transferred upon the conveyance of that Lot (either Condominium Unit or a Detached Housing Unit). The authorized number and qualifications of Members of the Association, the voting and other rights and privileges of Members, Members' liability for Assessments, and the method of collection of Assessments shall be contained in the Declaration, the Articles of Incorporation and Bylaws of the Association.

**ARTICLE 8.
PRINCIPAL OFFICE AND REGISTERED AGENT**

[Note: This provision is similar to Article 5 of your current Articles.]

The current principal office of the Association is that of the registered agent for the Association. The registered agent of the Association shall be the Association's manager (a/k/a the Ranch Manager) at the registered address of 14913 Highway 82, Carbondale, CO 81623. The principal office and the registered agent and office of the Association may change from time to time, by action of the Board of Directors.

**ARTICLE 9.
BOARD OF DIRECTORS**

[Note: This provision is similar to Article 6.]

The business and affairs of the Association shall be conducted, managed and controlled by a Board of Directors. The Board of Directors may consist of any number between five and seven persons. This number is set forth in the Bylaws and may be changed by a duly adopted amendment to the Bylaws.

**ARTICLE 10.
AMENDMENT**

[Note: This provision is similar to Article 12.]

Amendment of these Articles shall require the assent of a majority of the Members present and voting, in person or by proxy, at a regular or special meeting of the Members at which a quorum is present; *provided, however*, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with the provisions of the Declaration.

**ARTICLE 11.
DISSOLUTION**

[Note: This provision is new, and was added to comply with Colorado law.]

In the event of the dissolution of the Association as a corporation, either voluntarily or involuntarily by the Members, by operation of law, or otherwise, the assets of the Association shall be distributed in accordance with the Colorado Revised Nonprofit Corporation Act.

**ARTICLE 12.
INTERPRETATION**

[Note: This provision is new.]

The terms and provisions of the Declaration are incorporated by reference when necessary to interpret, construe or clarify the provisions of these Articles. In the event of conflict, the terms and provisions of the Declaration shall control over these Articles of Incorporation.

[Note: References to the Initial Registered Office (Article 5); Initial Board (Article 6); the Incorporator (Article 7); and Bylaws (Article 11), have been removed as they are no longer relevant. Proxy Voting (Article 9) is more appropriately set forth in the Bylaws, as are restrictions on Cumulative Voting (Article 10).]

IN WITNESS WHEREOF, the undersigned has signed these Amended and Restated Articles of Incorporation on this ____ day of _____, 20__.

**RANCH AT ROARING FORK
HOMEOWNERS ASSOCIATION, INC.,**
a Colorado nonprofit corporation,

President

Secretary

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: David A. Firmin, HindmanSanchez P.C., 5610 Ward Road, Ste. 300, Arvada, CO 80002.