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Amended and Restated Articles of Incorporation

filed pursuant to §7-90-301, et seq. and §7-130-106 and §7-90-304.5 of the Colorado Revised Statutes (C.R.S.)

1. For the entity, its ID number and entity name are

ID number 20021141951
 (Colorado Secretary of State ID number)
 Entity name COTTONWOOD COURT CONDOMINIUM ASSOCIATION, INC.

2. The new entity name (if applicable) is _____.
3. The amended and restated constituent filed document is attached.
4. The amendment to the articles of incorporation was in the manner indicated below: (make the applicable selection)

☐ The amendment and restatement was adopted by the board of directors or incorporators without member action and member action was not required.

☒ The amendment and restatement was adopted by the members AND the number of votes cast for the amendment by each voting group entitled to vote separately on the amendment was sufficient for approval by that voting group.

(If the amended and restated articles of incorporation include amendments adopted on a different date or in a different manner, mark this box ☐ and include an attachment stating the date and manner of adoption.)

5. (**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)

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Gilbert Elina B.
(Last) (First) (Middle) (Suffix)
555 Zang St., Suite 100
(Street name and number or Post Office Box information)
c/o Altitude Community Law P.C.
Lakewood CO 80228
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

(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.

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**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
FOR
COTTONWOOD COURT CONDOMINIUM ASSOCIATION, INC.
(A Colorado 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

Cottonwood Court Condominium 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 assent given in writing, and signed by not less than sixty-seven percent (67%) of the Members, in person or by proxy, at an annual meeting of the Members or at a special meeting called for this purpose;

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 I through XIII, inclusive, and by substituting the following:

ARTICLE 1

NAME

The name of the corporation is Cottonwood Court Condominium Association, Inc. (the "Association").

DURATION

The duration of the Association shall be perpetual.

ARTICLE 2

DEFINITIONS

The definitions set forth in the Condominium Declaration for Cottonwood Court Condominiums, as amended, ("Declaration") shall apply to all capitalized terms contained in these Articles of Incorporation, unless otherwise noted.

ARTICLE 3

NONPROFIT

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

ARTICLE 4

PURPOSES AND POWERS OF ASSOCIATION

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

(a) To operate and manage the common interest community known as "Cottonwood Court Condominiums," and to operate and manage the Property and Common Elements included within the Community, situated in Arapahoe County, 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 Cottonwood Court Condominiums 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 provide for administration, maintenance, preservation, improvement, and architectural review as contained in the Declaration; and

(e) 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 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 5

ELIMINATION OF CERTAIN LIABILITIES OF DIRECTORS

There shall be no liability, either direct or indirect, of any Director acting within the scope of their 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 6

MEMBERSHIP RIGHTS AND QUALIFICATIONS

There shall be one membership for each Unit owned within the Community. This membership shall be automatically transferred upon the conveyance of that 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 7

PRINCIPAL OFFICE AND REGISTERED AGENT

The current principal office of the Association is 1703 S Evanston St, Aurora, CO 80012. The current registered agent of the Association is Twisted Property Management, LLC at the registered address of 1703 S Evanston St, Aurora, CO 80012.

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 8

BOARD OF DIRECTORS

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 three and seven persons. The specific number is set forth in the Bylaws.

ARTICLE 9

AMENDMENT

Amendment of these Articles of Incorporation, except for amendments that may be adopted by the Board of Directors pursuant to the Colorado Revised Nonprofit Corporation Act, shall require the affirmative vote of Members holding at least a majority of the total votes in the Association entitled to be cast who are present and voting, in person or by proxy, at a regular or special meeting of the Members at which a quorum is present or via written ballot authorized by Colorado law; *provided, however*, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with the provisions of the Declaration.

ARTICLE 10

DISTRIBUTION OF ASSETS UPON DISSOLUTION

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 11

INTERPRETATION

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.

IN WITNESS WHEREOF, the undersigned has signed these Amended and Restated Articles of Incorporation on this 31 day of January, 2021.

COTTONWOOD COURT
CONDOMINIUM ASSOCIATION,
INC., a Colorado nonprofit corporation

Christina V Rawood

President

DocuSigned by:
Kelley Roth
63C4B0A8807A491
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: Elina B. Gilbert, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228.