

ARTICLES OF INCORPORATION

FOR LEISURE VILLAGE CONDOMINIUM ASSOCIATION, INC. **FILED COPY**

A COLORADO NONPROFIT CORPORATION

NONPROFIT

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SOS 07-26-94 08:30

The undersigned person acting as incorporator of a corporation under the Colorado Nonprofit Corporation Act executes the following Articles of Incorporation for such corporation.

1. The name of the nonprofit corporation is LEISURE VILLAGE CONDOMINIUM ASSOCIATION, INC.
2. The address of the initial registered office of the corporation in Colorado is 223 South Howes Street, Fort Collins, Colorado 80524 and the name of its initial registered agent at such address is Paul Paget.

Paul Paget hereby consents to serve as the initial registered agent.

  
\_\_\_\_\_  
Paul Paget

3. The corporation will not have members.
4. Upon dissolution all assets of the corporation shall be divided in as many equal shares as their are condominium units on Lots 1, 2 & 3 of the plat of Fahrenbruch Leisure Village, Fourth Filing, City of Fort Collins, County of Larimer, State of Colorado with the owner of each unit to receive a share for each unit owned.
5. The corporation shall have three directors who shall serve as the initial board of directors and the name and address of each director is: Steve Slezak, P.O. Box 1978, Fort Collins, Colorado 80522; Paul Paget, 223 South Howes Street, Fort Collins, Colorado 80524 and Robert Ross, 4800 Innovation Drive, Fort Collins, Colorado 80525.
6. The name and address of the incorporator is Paul Paget, 223 South Howes Street, Fort Collins, Colorado 80524.

  
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Paul Paget

LANDSCAPE EASEMENT AGREEMENT

LOREN JOHN GOLLOBITH and R. ELAINE GOLLOBITH of 2749 Leisure Drive as grantors; and Oasis Development Limited Liability Company, a Colorado limited liability company of 223 South Howes Street, Fort Collins, Colorado 80521, as grantee hereby agree as follows:

For good, valuable and adequate consideration the grantors devise to grantee an easement to shape the soil, plant and grow vegetation, add any landscaping material and in all ways care for and use the following tract for landscape purposes:

A part of Lots 10 and 11 of Fahrenbruch Leisure Village Third Filing, City of Fort Collins, County of Larimer, State of Colorado, as per the plot recorded in Book 1379 at Page 932 of the Larimer County Records, which is contained within the boundary lines which begin at the Southeast corner of said Lot 10 and run thence S 89° 51' 35" W 84.00 feet; thence N 00° 08' 25" W 5.00 feet; thence N 89° 51' 35" E 24.00 feet to the beginning of a non-tangent curve; thence along the arc of a 19.00 foot radius curve to the right a distance of 39.98 feet, the long chord of which bears N 89° 51' 35" E. 33.00 feet; thence N 89° 51' 35" E 27.00 feet; thence S 00° 08' 25" E 5.00 feet to the point of beginning.

This agreement shall be binding upon the heirs and successors of the undersigned.

IT IS SO AGREED this 8<sup>th</sup> day of September, 1994 by:

Loren John Gollobith  
Loren John Gollobith  
Grantor

R. Elaine Gollobith  
R. Elaine Gollobith  
Grantor

Stephen Slezak  
OASIS DEVELOPMENT LIMITED  
LIABILITY COMPANY, a Colorado  
limited liability company  
By Stephen Slezak,  
a Manager

Subscribed and sworn before me this 8<sup>th</sup> day of September 1994

Danella Erbes  
(Notary Public)

My Commission Expires: 4/9/95