

SECRETARY OF STATE  
55: FORM 10-1-78  
Submit in duplicate  
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NONPROFIT

MAIL TO:  
COLORADO SECRETARY OF STATE  
CORPORATIONS OFFICE  
1560 Broadway, Suite 200  
Denver, Colorado 80202  
(303) 866-236

for office use only  
FILED-COLO. DEPT. OF STAT.  
715388  
MR 13 87

110678108  
ARTICLES OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION

Pursuant to the provisions of the Colorado Nonprofit Corporation Act, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

FIRST: The name of the corporation is Steamboat Property Owners' Association, Inc. (Note 1)

SECOND: The following amendment of the Articles of Incorporation was adopted on the 1st day of November 19 86, in the manner prescribed by the Colorado Nonprofit Corporation Act, according to the procedure marked with an X below:

- a quorum of members was present at such meeting, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.
- such amendment was adopted by a consent in writing signed by all members entitled to vote with respect thereto.
- there are no members, or no members entitled to vote thereon, such amendment received the vote of a majority of the directors in office.

See Exhibit A attached hereto and made a part hereof.

W. Edward Goodyear  
W. Edward Goodyear, President

and James L. Kelly  
James L. Kelly, Secretary

Subscribed and sworn to before me this 11th day of MARCH, 19 87  
by W. EDWARD GOODYEAR

My commission expires \_\_\_\_\_  
UNITED BANK C. STEAMBOAT SPRINGS  
P. O. BOX 772118 555 LINCOLN  
STEAMBOAT SPRINGS, COLORADO  
My Commission Expires December 5, 1987

Marianne R. Spittler  
Marianne R. Spittler, Notary Public

RANDALL

COMP. CH'D. T.M.

Note (1) If this is a change in the corporate name, the word "CHANGE" must be placed in the space provided. GRAPH FIRST is the corporate name before this amendment is filed.

COMPUTER UPDATE COMPLETE

BJH

EXHIBIT A

Paragraph (b)(vi) of Article III of the Articles of Incorporation is deleted in its entirety and replaced with the following language:

Assessments and Liens. To fix, determine, levy and collect dues, fees and general assessments to be paid by the Owners of Lots in the Subdivision to meet the common expenses of the Association, and to create a contingency reserve therefor, if necessary in the discretion of the Board of Directors of the Association, and to fix, determine, levy and collect special assessments. The directors may adjust the general assessments or dues from time to time in its discretion. Special assessments may be levied and collected against an owner as liquidated damages for violation of any rule, regulation, provision or resolution with respect to operation, use and occupancy, by such owner or his guests, invitees, agents or tenants.

In addition to the general assessments authorized above, the Association may levy in any fiscal year a special assessment applicable to that year for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, unexpected repair or replacement of a capital improvement of the Association or for the cost of any other proper purpose of the Association; provided, however, that any such assessment which is to be applied to any project or purpose the total cost of which shall exceed \$5,000.00, must first be approved by a two-thirds (2/3) vote of the members who vote in person or by proxy at a meeting duly called for the purpose of voting on such proposed special assessment. All general and special assessments (other than liquidated damages for violating any rule, regulation, provision or resolution) shall be in itemized statement form, and special assessments shall set forth the purposes of and an estimate of the expenses for which the special purposes of and an estimate of the expenses for which the special assessments are being levied. Interest on unpaid dues, fees and assessments shall be charged at the rate of 3% per month, and, in addition, the bylaws may provide for imposition of late payment fees or penalties. Unpaid dues, fees and assessments, and interest thereon and late payment penalties, not paid when due shall be and constitute a lien on the Lot of the Owner against whom such dues, fees and assessments were levied. In the event that any Owner shall fail to pay any dues, fees, general assessment, or special assessment within ten days of the date the same is due, which due date shall be the last day of the calendar month in which the dues, fees or assessment is billed, the Association shall be empowered to record, with the Clerk and Recorder of Routt County, Colorado, a statement of lien encumbering said delinquent Owner's Lot or Lots in the Subdivision. Thereafter, the Association shall have the power to collect said delinquent assessments and accrued interest and late payment fees, by suit, by foreclosure of lien, by exercise of any power granted by the Protective Covenants, bylaws, or otherwise,

and to enjoin or seek damages from said delinquent Owner. Said delinquent Owner shall pay all costs of collecting said delinquent dues, assessments, interest and fees, whether by foreclosure of lien or otherwise, including a reasonable attorney's fee and costs of suit. Any statement of lien shall be executed and acknowledged by the President or Secretary of the Association, shall constitute a lien and encumbrance on the Lot or Lots therein described from and after the date of recording thereof, and shall be foreclosed in the same manner as a mortgage in Colorado.





STATE OF COLORADO  
DEPARTMENT OF STATE

I hereby certify that this is a true and complete copy of the document filed in this office and admitted to record in File 715388

DATED Dec. 22, 2006

Donetta Davidson  
Secretary of State

By Peggy Del Rio

FEE \$ 25.00  
 \*\*\*ON OR BEFORE\*\*\*  
 DATE DUE 08/31/94

STATE OF COLORADO  
 BIENNIAL REPORT OF  
 A CORPORATION OR LIMITED LIABILITY COMPANY

JUL 21 1994

VUT

READ INSTRUCTIONS ON REVERSE SIDE BEFORE COMPLETING

THIS FORM MUST BE TYPED

REPORT YEAR 1994

ALL CORPORATIONS AND LIMITED LIABILITY COMPANIES MUST FILE THEIR BIENNIAL REPORT NO LATER THAN THE END OF THE SECOND MONTH FOLLOWING THE MONTH IN WHICH THE REPORT FORM WAS MAILED.

MAILING DATE 06/01/94

THE INFORMATION BELOW IS ON FILE IN THIS OFFICE

FIRST REPORT OR  
 CORRECTIONS IN THIS COLUMN

CORPORATE NAME REGISTERED AGENT, REGISTERED OFFICE, CITY, STATE & ZIP <u>871678103 DN STATE/COUNTRY OF INC CO</u>		TYPE NEW AGENT NAME <u>RICHARD J. BLACKHALL</u>
GODDYEAR, W EDWARD; STEAMBOAT PROPERTY OWNERS' ASSOCIATI ON 1137 MEMPHIS BELLE COURT BOX 770580 STEAMBOAT SPRINGS CO 80477		SIGNATURE OF NEW REGISTERED AGENT <u>STEAMBOAT PROPERTY OWNERS' ASSOC</u>
		MUST HAVE A STREET ADDRESS <u>1520 HALE TWIN LN P.O. BOX 770580</u>
		CITY STATE ZIP <u>STEAMBOAT SPRINGS CO 80477</u>
Return completed reports to: Department of State Corporate Report Section 1580 Broadway, Suite 200 Denver, CO 80202		FOR OFFICE USE ONLY  941078310 \$30.00 SOS 07-13-94 08:43

OFFICERS NAME AND ADDRESS	TITLE	PR
GODDYEAR, W E BOX 770153 STEAMBOAT SPRINGS CO 80477		PR
BERRY, JAMES BOX 772028 STEAMBOAT SPRINGS CO 80477	VP	
JOHNSTON, CHARLES BOX 772001 STEAMBOAT SPRINGS CO 80477	ST	

  

1	<u>RICHARD BLACKHALL - PRES.</u>
3	<u>P.O. BOX 775419</u>
4	<u>STEAMBOAT SPRINGS, CO 80477</u>
5	
11	<u>Derek Hines - Vice Pres.</u>
13	<u>8545 Clubhouse Dr.</u>
14	<u>STEAMBOAT SPRINGS, CO 80477</u>
15	
21	<u>PATRICIA KREIN - TREAS.</u>
23	<u>P.O. Box 772727</u>
24	<u>STEAMBOAT SPRINGS, CO 80477</u>
25	

DIRECTORS OR LIMITED LIABILITY COMPANY MANAGERS	(If you have less than 3 shareholders, you may list less than 3 directors)
GODDYEAR, W E BOX 770153 STEAMBOAT SPRINGS CO 80477	1 <u>DON McCulloch - SECTY</u>
BERRY, JAMES BOX 772028 STEAMBOAT SPRINGS CO 80477	3 <u>Box 881654</u>
JOHNSTON, CHARLES BOX 772001 STEAMBOAT SPRINGS CO 80477	4 <u>STEAMBOAT SPRINGS, CO 80477</u>
	5
	11 <u>ROBERT BUEK</u>
	13 <u>Box 882268</u>
	14 <u>STEAMBOAT SPRINGS, CO 80477</u>
	15
	21 <u>CHARLES JOHNSTON</u>
	23 <u>Box 772001</u>
	24 <u>STEAMBOAT SPRINGS, CO 80477</u>
	25

Address of Principal Place of Business in State or Country of Incorporation

from P.O. Box 770580  
 by STEAMBOAT SPRINGS State CO Zip 80477

NOTE: DO NOT USE THIS BOX IF THIS IS YOUR FIRST REPORT!!! SEE INSTRUCTIONS ON REVERSE. IF THERE ARE NO CHANGES SINCE YOUR LAST REPORT, MARK THIS BOX, SIGN BELOW AND RETURN WITH THE FEE AND BY THE DATE DUE INDICATED ABOVE (UPPER LEFT HAND CORNER). IF YOU ARE FILING AFTER THE DATE DUE ABOVE, CONTACT THIS OFFICE FOR THE PROPER FEE. (303) 894-2251

Under penalties of perjury and as an authorized officer, I declare that this biennial report and, if applicable, the statement of change of registered office and/or agent, has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete.

BY Richard J. Blackhall  
 President, Vice President, Secretary (or Assistant) or Treasurer (Manager)  
 Title President  
 Date June 25 19 94

SEE INSTRUCTIONS ON REVERSE





STATE OF COLORADO  
DEPARTMENT OF STATE

I hereby certify that this is a true and complete copy of the document filed in this office and admitted to record in

File 941078310

DATED Dec. 22, 2000

Donetta Davidson  
Secretary of State

By Gregg J. Wallace

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