

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 # 20121555898 of
STARK FARMS HOMEOWNERS ASSOCIATION

Colorado Nonprofit Corporation

(Entity ID # 20121555898)

consisting of 6 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 08/10/2020 that have been posted, and by documents delivered to this office electronically through 08/11/2020 @ 15:18:09.

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 08/11/2020 @ 15:18:09 in accordance with applicable law. This certificate is assigned Confirmation Number 12525121.



A handwritten signature in blue ink that reads "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 Web site 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 Web site, <http://www.sos.state.co.us/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 Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



Colorado Secretary of State
 Date and Time: 10/03/2012 05:10 PM
 ID Number: 20121555898
 Document number: 20121555898
 Amount Paid: \$20.00

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ABOVE SPACE FOR OFFICE USE ONLY

Articles of Incorporation for a Nonprofit Corporation

filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is STARK FARMS HOMEOWNERS ASSOCIATION
(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the nonprofit corporation's initial principal office is

Street address 1826 Monarch Circle
(Street number and name)

Loveland CO 80538
(City) (State) (ZIP/Postal Code)

United States
(Province – if applicable) (Country)

Mailing address
(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) (State) (ZIP/Postal Code)

(Province – if applicable) (Country)

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name
 (if an individual) Covalt T Scott
(Last) (First) (Middle) (Suffix)

OR
 (if an entity)
(Caution: Do not provide both an individual and an entity name.)

Street address 1826 Monarch Circle
(Street number and name)

Loveland CO 80538
(City) (State) (ZIP Code)

Mailing address
(leave blank if same as street address) _____
(Street number and name or Post Office Box information)

(City) CO _____
(State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name
(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR

(if an entity) COVALT & COMPANY COLORADO PROPERTIES, LLC.
(Caution: Do not provide both an individual and an entity name.)

Mailing address 1826 Monarch Circle
(Street number and name or Post Office Box information)

Loveland CO 80538
(City) (State) (ZIP/Postal Code)
United States
(Province – if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. (If the following statement applies, adopt the statement by marking the box.)

The nonprofit corporation will have voting members.

6. (The following statement is adopted by marking the box.)

Provisions regarding the distribution of assets on dissolution are included in an attachment.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (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)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

<u>Covalt</u>	<u>T</u>	<u>Scott</u>	
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
<u>1826 Monarch Circle</u>			
<i>(Street number and name or Post Office Box information)</i>			
<hr/>			
<u>Loveland</u>	<u>CO</u>	<u>80538</u>	
<i>(City)</i>	<i>(State)</i>	<i>(ZIP/Postal Code)</i>	
<u></u>	<u>United States</u>	<u></u>	
<i>(Province – if applicable)</i>	<i>(Country)</i>		

(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.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

STARK FARMS HOMEOWNERS ASSOCIATION, a Colorado Non-Profit Corporation

The following information is attached to and made part of the Articles of Organization for the formation of Stark Farms Homeowners Association.

INCORPORATORS/FOUNDING MEMBERS:

1. **Covalt & Company Colorado Properties, LLC** – Founding Member/Incorporator

1826 Monarch Circle
Loveland, CO 80538
970-213-2400

DIRECTORS:

There shall initially be three directors for t Stark Farms Homeowners Association as follows:

1. **PRESIDENT:** The initial TERM of the PRESIDENT shall be for **5 years** from the date of filing of the Articles of Organization for the Global Carbon Co-op

T. Scott Covalt - President

1826 Monarch Circle
Loveland, CO 80538
970-213-2400

2. **TREASURER:** The initial TERM of the TREASURER shall be for **1 year** from the date of filing of the Articles of Organization for the Global Carbon Co-op

T. Scott Covalt - Treasurer

1826 Monarch Circle
Loveland, CO 80538
970-213-2400

3. **SECRETARY:** The initial TERM of the SECRETARY shall be for **1 year** from the date of filing of the Articles of Organization for the Global Carbon Co-op

T. Scott Covalt - Secretary

1826 Monarch Circle
Loveland, CO 80538
970-213-2400

AUTHORIZED MEMBERSHIPS:

- **NUMBER OF AUTHORIZED MEMBERS:** 38
- **CAPITAL SUBSCRIPTION OF MEMBERSHIPS:** \$80.00
- **PROPERTY RIGHTS OF MEMBERS:** Property rights of members are limited to their interest in the individual Lots (38 total) and Annual Dues actually paid and prior to disbursement under the terms of the Bylaws of Stark Farms Homeowners Association.

INDEMNIFICATION OF THE DIRECTORS/OFFICERS:

Limitation of certain liabilities of directors and officers

§ 7-108-402. Limitation of certain liabilities of directors and officers

1. If so provided in the articles of incorporation, the corporation shall eliminate or limit the personal liability of a director to the corporation or to its shareholders for monetary damages for breach of fiduciary duty as a director; except that any such provision shall not eliminate or limit the liability of a director to the corporation or to its shareholders for monetary damages for any breach of the director's duty of loyalty to the corporation or to its shareholders, acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, acts specified in section 7-108-403 or any transaction from which the director directly or indirectly derived an improper personal benefit. No such provision shall eliminate or limit the liability of a director to the corporation or to its shareholders for monetary damages for any act or omission occurring before the date when such provision becomes effective.
2. No director or officer shall be personally liable for any injury to person or property arising out of a tort committed by an employee unless such director or officer was personally involved in the situation giving rise to the litigation or unless such director or officer committed a criminal offense in connection with such situation. The protection afforded in this subsection (2) shall not restrict other common-law protections and rights that a director or officer may have. This subsection (2) shall not restrict the corporation's right to eliminate or limit the personal liability of a director to the corporation or to its shareholders for monetary damages for breach of fiduciary duty as a director as provided in subsection (1) of this section.

STARK FARMS HOMEOWNERS ASSOCIATION
STATEMENT

Dissolution. The Association may be dissolved with the assent given in writing, and signed by not less than sixty-seven percent (67%) of the Members. Further, the Association may not be dissolved (and this Section 12 may not be amended) without the approval of Weld County.

Distribution of Assets. After all debts and liabilities of the Association are paid, all remaining assets shall be distributed to the members in proportionate shares according to their ownership interests in the entirety of the Association.