



Colorado Secretary of State
 Date and Time: 03/29/2018 11:43 AM
 ID Number: 20001009100
 Document number: 20181268580
 Amount Paid: \$25.00

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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 20001009100
(Colorado Secretary of State ID number)
 Entity name THE VERSAILLES 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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<hr/>			
555 Zang St			
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Lakewood	CO	80228	
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
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(If the following statement applies, adopt the statement by marking the box and include an attachment.)

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**AMENDED AND RESTATED
ARTICLES OF INCORPORATION FOR
THE VERSAILLES CONDOMINIUM 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

The Versailles 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 affirmative vote of Members holding at least a majority of the votes entitled to be cast in the Association present in person or by proxy at a 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 I through XII, inclusive, and by substituting the following:

**ARTICLE 1.
NAME**

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

**ARTICLE 2.
DURATION**

The duration of the Association shall be perpetual.

**ARTICLE 3.
DEFINITIONS**

The definitions set forth in the Amended and Restated Condominium Declaration for The Versailles Condominium, as amended, ("Declaration") shall apply to all capitalized terms

contained in these Articles, unless otherwise noted or the context provides otherwise.

**ARTICLE 4.
NONPROFIT**

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

**ARTICLE 5.
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 the "Versailles Condominiums," a Condominium community, and to operate and manage the Property and Common Elements included within the Community, situated in the City and County of Denver, 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 the Versailles 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 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; and

(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 Versailles Condominiums 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**

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.

[This is new and has been added to incorporate limitation of liability provisions for the Board of Directors, as set forth under, and subject to, CO law.]

**ARTICLE 7.
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 8.
PRINCIPAL OFFICE AND REGISTERED AGENT**

The current principal office of the Association is 6795 E. Tennessee Ave., Suite 601, Denver, CO 80224. The current registered agent of the Association is HindmanSanchez P.C. at the registered address of 555 Zang St., Suite 100, Lakewood, Colorado 80228. 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**

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 six persons. This number is set forth in the Bylaws and may be changed by a duly adopted amendment to the Bylaws.

**ARTICLE 10.
AMENDMENT**

Amendment of these Articles shall require the affirmative vote of Members holding at least a majority of the votes entitled to be cast in the Association present in person or by proxy at a meeting of the Members at which a quorum was present; *provided, however*, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with the provisions of the Declaration.

[This revises Article XII of your current Articles to reflect the default amendment approval requirements under CO law.]

**ARTICLE 11.
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 12.
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.

[This is new and reflects CO law regarding conflicts between and among the governing documents, and the hierarchy of the same.]

IN WITNESS WHEREOF, the undersigned has signed these Amended and Restated Articles of Incorporation on this 15 day of Dec, 2018.

**THE VERSAILLES CONDOMINIUM
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: Melissa M. Garcia, Esq. HindmanSanchez P.C., 555 Zang St., Suite 100, Lakewood, CO 80228-1011.