ARTICLES OF INCORPORATION
OF
STEAMBOAT AIRPORT INDUSTRIAL PARK ASSOCIATION

THE UNDERSIGNED natural person, being more than eighteen years of age, hereby establishes a nonprofit corporation pursuant to the Colorado Revised Nonprofit Corporation Act, C.R.S. Sections 7-121-101 et seq., and adopts the following Articles of Incorporation:

ARTICLE I
Name of Corporation and Principal Office and Address

The name of the corporation is **STEAMBOAT AIRPORT INDUSTRIAL PARK ASSOCIATION.** The corporation is sometimes hereinafter referred to as the "Association". The principal office and principal business address of the Association shall be physically located at _____, Steamboat Springs CO 80487 and the mailing address shall be 13111 Indian Creek Road, Houston, TX, 77079, or such other places within the United States as may from time to time be determined by the Executive Board (as defined below) in its discretion.

ARTICLE II
Perpetual Existence

The corporation shall have perpetual existence.

ARTICLE III
Definitions

Capitalized terms used in these Articles of Incorporation shall have the same meaning as those defined in the Declaration of Covenants, Conditions and Restrictions for Steamboat Airport Industrial Park Association, recorded or to be recorded in the real property records of Routt County, Colorado, as the same may be amended from time to time (herein called the "Declaration").

ARTICLE IV
Purposes and Powers

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The primary purposes for which the Association is formed are: (i) to provide for the operation, administration, use and maintenance of the Project, including the administration, use and maintenance of certain common areas and other property more fully described under the Declaration; (ii) to serve the legitimate interests of the Owners of the Units; and (iii) to promote the general health, safety, and welfare of the Owners, residents and occupants of the Project.

In furtherance of its purposes, the Association shall have and may exercise all of the rights, powers, privileges, and immunities now or subsequently conferred upon nonprofit corporations organized under the laws of the State of Colorado. Such powers, unless indicated otherwise by the Declaration or Bylaws, may be exercised by the Executive Board.

ARTICLE V
Dissolution and Distributions

The Association shall not pay any dividends. No distribution of the corporate assets to Members shall be made until all corporate debts are paid, and then only upon final dissolution of the Association. Upon dissolution and after winding up the affairs of the Association, assets and funds remaining after payment of all debts shall be distributed to is members in accordance with § 38-33.3-218 of the Colorado Common Interest Ownership Act.

ARTICLE VI
Registered Office Location and Registered Agent

The address of the initial registered office of the corporation is 941 Lincoln Avenue, Suite 200D, Steamboat Springs, CO 80487. The name of the initial registered agent of the corporation is Law Office of Jill A. Brabec, P.C.

ARTICLE VII
Membership and Voting

The Association shall have one class of members and all members shall be voting members. Any Person or combination of Persons owning an undivided fee simple interest in a Unit (including Declarant with respect to Units from time to time owned by Declarant) in the Project shall automatically be a member of the Association. Such membership shall be continuous throughout the period that such ownership continues. Detailed information about voting rights and membership is contained in the Declaration and Bylaws.

ARTICLE VIII
Executive Board

The control and management of the business affairs of the Association shall be vested in the Executive Board. The number of directors shall be not less than one nor more than three, as may be set by the Bylaws from time to time in effect. The initial Bylaws of the Association shall be as adopted by the Executive Board. The Bylaws may contain any provisions for the regulation or management of the affairs of the Association, which are not inconsistent with law, the Declaration, or these Articles of Incorporation. The Bylaws shall set forth the terms of office for the directors, and the method of electing, removing and filling of vacancies on the Executive Board. The initial Executive Board shall be _____, and the names and addresses of the initial directors, who will serve until the first annual meeting of the Association and until his or her successor shall be duly elected and qualified, are as follows:

Lynn L. Bourdon, III

_____

ARTICLE IX
Indemnification

Each director, officer, employee and agent, whether or not then in office, shall be indemnified by the Association to the fullest extent permitted by law, against all costs and expenses reasonably incurred in connection with holding such position. Such indemnification shall include costs and expenses incurred in connection with or arising out of any action, suit or proceeding in which such individual may be involved, or to which he or she may be made a party, by reason of his or her being or having been such director or

officer (such expenses to include the cost of reasonable settlement made with a view toward curtailment of the cost of litigation), except in relation to acts or omissions as to which he or she shall be finally adjudged in such action, suit or proceeding to have been wantonly and willfully negligent.

ARTICLE X
Amendment of Articles of Incorporation

The Association reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation by the affirmative vote of the holders of a majority or more of the votes of the membership of the Association, except when a higher voting requirement is imposed by law, the Declaration or these Articles of Incorporation.

ARTICLE XI
Name and Address of Incorporator

The name and address of the Incorporator of the Association is: Law Office of Jill A Brabec, Esq. PO Box 771815, Steamboat Springs, CO 80477.

IN WITNESS WHEREOF, the undersigned, acting as incorporator of a corporation under the Colorado Nonprofit Corporation Act, adopts the above Articles of Incorporation.

Dated: _____, 2025.

Incorporator:
Law Office of Jill A. Brabec, Esq.

By: _____
Jill A. Brabec, President

REGISTERED AGENT CONSENT

With the execution of this document, the undersigned hereby consents to the undersigned's appointment as initial registered agent of STEAMBOAT AIRPORT INDUSTRIAL PARK ASSOCIATION.

Signed this ___ day of _____, 2025.

_____
Law Office of Jill A. Brabec, P.C., Registered Agent