

SECRETARY OF STATE

STATE OF MONTANA

MIKE COONEY

Business Services Bureau
LesLee Shell-Beckert, Deputy



Montana State Capitol
PO Box 202801
Helena, MT 59620-2801
(406)444-3665

<http://www.state.mt.us/sos/>

ROBERT K BALDWIN
GOETZ, MADDEN & DUNN
PO BOX 428
BOZEMAN MT 59771-0428

February 27, 1998

Dear Mr Baldwin:

RE: CEDAR CREEK
CONDOMINIUM UNIT OWNERS
ASSOCIATION, INC.
ARTICLES OF INCORPORATION
Date of Filing: February 27, 1998
Filing Number: D-093789

I've approved the filing of the documents for the above named entity. The document number and filing date have been recorded on the original document. This letter serves as your certificate of filing and should be maintained in your files for future reference.

Thank you for giving this office the opportunity to serve you. If you have any questions in this regard, or need additional assistance, please do not hesitate to contact the Business Services Bureau professionals at (406) 444-3665.

Sincerely,

Mike Cooney
Secretary of State
Enclosure

STATE OF MONTANA

FILED *A*
PRD

FEB 27 1998

352030

ARTICLES OF INCORPORATION

OF

SECRETARY OF STATE

CEDAR CREEK CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

The undersigned, acting as Incorporator of a corporation under the Montana Non-Profit Corporation Act, adopts the following Articles of Incorporation for such corporation:

FIRST: The name of the corporation is CEDAR CREEK CONDOMINIUM UNIT OWNERS ASSOCIATION, INC..

SECOND: The period of duration is perpetual.

THIRD: The corporation shall be organized for all purposes and shall have all powers assigned to the association or the association of unit owners in the: (1) Declaration for Cedar Creek Condominiums recorded in the records of the County Clerk and Recorder, Madison County, Montana, on January 15, 1998 at Book 415, Page 196 and following; (2) the Bylaws of the Association of Unit Owners of Cedar Creek Condominiums and recorded in the records of the County Clerk and Recorder, Madison County, Montana, on January 15, 1998 at Book 415, Page 247; and (3) the Montana "Unit Ownership Act," M.C.A. § 70-23-101, et seq. Further, the corporation shall have the power to do any and all lawful acts necessary and appropriate for the administration and management of the Cedar Creek Condominiums and to promote the common good and welfare of the owners of the units within the Cedar Creek Condominiums.

FOURTH: The address of the initial registered office of the corporation is: 429 South Black, Bozeman, Montana 59715. The name

of the initial registered agent at such address is Christopher B. Coyle.

FIFTH: The corporation shall be managed by a Board of Directors of not less than three (3) or more than seven (7) in number, except that the initial Board of Directors shall consist of two directors, whose names and addresses are as follows:

<u>Name</u>	<u>Address</u>
Christopher B. Coyle	429 South Black Bozeman, MT 59715
Peter McKenzie	860 Canal Street Stanford, CT 06902

SIXTH: The name and place of residence of the Incorporator is: Christopher B. Coyle, 429 South Black, Bozeman, Montana 59715.

SEVENTH: The corporation will have members. Each owner of a unit within the Cedar Creek Condominiums (as defined in the Declaration for Cedar Creek Condominiums recorded in the records of the County Clerk and Recorder, Madison County, Montana, on January 15, 1998 at Book 415, Page 196 and following) shall automatically be a member. If a unit is owned by two or more persons or entities, those persons or entities shall each have a pro rata interest in the single membership appurtenant to such unit. No one who does not own a unit may be a member of the corporation.

EIGHTH: The Articles or the Bylaws may only be amended by affirmative vote of the majority of the Members.

NINTH: The Bylaws of the corporation are those Bylaws recorded in the records of the County Clerk and Recorder, Madison County, Montana, on January 15, 1998 at Book 415, Page 247.

