

**ARTICLES OF INCORPORATION
OF
ROCOCO ASSOCIATION**

The undersigned, for the purpose of forming a nonprofit corporation under the laws of the State of New Mexico, does hereby make, certify and publish the following Articles of Incorporation:

ARTICLE I

The name of the corporation will be Rococo Association, Inc.

ARTICLE II

The street address of the initial principal office of the Association is 2823 Richmond Dr. NE, Albuquerque, NM 87107.

ARTICLE III

The objects and purposes of the Association, for which it is formed, are as follows:

1. To administer, manage, maintain, operate, repair, restore, improve and enhance the general welfare of the property known as Rococo, a condominium residential enterprise, in Albuquerque, New Mexico, hereafter called the "Condominium Property".
2. To have and to exercise all of the powers, statutory or established under the common law, of nonprofit corporations which are not in conflict with these Articles of Incorporation. This statement of capacity, authority and power is to be broadly construed without the necessity of specific enumeration.
3. The Association shall have all of the powers and duties set forth in the New Mexico Condominium Act except as limited by these Articles and the "Declaration of Condominium Ownership and of Covenants, Conditions and Restrictions for Rococo, a condominium residential enterprise", and all of the powers and duties reasonably necessary to operate the condominium property as set forth in the Declaration, and as it may be amended from time to time hereafter, including but not limited to the following:
 - a) To make and collect assessments against members to defray the costs, expenses and losses of the condominium property.
 - b) To use the proceeds of assessments in the exercise of its powers and duties.

- c) To administer, manage, maintain, operate, repair, restore, improve and enhance the condominium property, and to acquire property, real and personal, for such purposes.
 - d) To purchase insurance upon the condominium property and insurance for the protection of the Association and its members.
 - e) To acquire, repair, replace or reconstruct improvements after casualty or to improve the condominium property further.
 - f) To make and amend reasonable regulations respecting the use of the condominium property.
 - g) To enforce by legal means the provisions of the New Mexico Condominium Act, the Declaration, these Articles of Incorporation, the By-Laws of the Association, the regulations of the Association governing the use of the condominium property.
 - h) To obtain management of the condominium property and to delegate to such management all powers and duties of the Association except such as are specifically required by the Declaration to have approval of the Board of Directors or the membership of the Association.
 - i) To obtain management and operation of portions of the common areas and facilities acceptable to separate management or operation and to rent or lease such portions.
 - j) To employ personnel to perform the services required for the proper operation of the condominium property.
4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and by the By-Laws of the Association.

ARTICLE IV

The following limitations are placed on the capacity, authority and power of the Association.

1. The Association may not receive from others additional real property to be administered by the Association except as may be provided in the Declaration or in an amended Declaration.
2. The Association may not mortgage the Common Areas except as may be provided in the Declaration or in an amended Declaration.
3. The Association may not dissolve unless its Board of Directors gives each member thirty (30) days prior written notice of the proposal dissolution and the proposed dissolution is ratified by a three-fourths (3/4) vote of the corporation's members in advance, in person or by proxy, at a duly called meeting.
4. Upon dissolution the corporation must transfer the corporate assets to an appropriate public agency which will devote the assets to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. If such transfer is refused,

however, the assets shall be transferred to any organization which will devote the assets to purposes as nearly as practicable to the same as those to which they are required to be devoted by the corporation.

ARTICLE V

The Association does not and will not afford pecuniary gain, incidentally or otherwise, to its members. The Association is formed for an object and a purpose not involving pecuniary gain to its members; it will not pay dividends or other pecuniary remuneration, directly or indirectly, to its members and will not have any capital stock, provided these Articles shall not prevent this corporation from paying reasonable compensation for services rendered by its members.

ARTICLE VI

The period of duration of corporate existence is perpetual.

ARTICLE VII

The address of the initial registered office of the Association is 2823 Richmond Dr. NE, Albuquerque, New Mexico, and the name of its initial registered agent at such address is Jon McCormick.

ARTICLE VIII

These Articles may be amended by resolution of the Board and an affirmative vote of two-thirds of the members at a meeting duly called, all in accordance with the laws of the State of New Mexico, but no amendment shall be effective to impair any rights of members that are governed by the Declaration.

ARTICLE IX

The name and address of the incorporator of the Association is as follows:

Chelsea Irvine
520 14th Street SW #A5
Albuquerque, New Mexico 87102

ARTICLE X

The number of directors constituting the initial Board of Directors is three, and the names and addresses of the persons who are to serve as the initial directors are:

Chelsea Irvine
520 14th Street SW #A5
Albuquerque, New Mexico 87102

Amadeo Archuleta
3823 Rock Dove Trail NW
Albuquerque, New Mexico 87120

Joe Smith
520 14th Street SW #A5
Albuquerque, New Mexico 87102

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2015.

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was duly acknowledged before me this ____ day of _____, 2015, by Chelsea Irvine.

Notary Public

My commission expires:
