

MAR 22 1974

Betty Waller

Deputy Director, Corporation Division

ARTICLES OF INCORPORATION

OF

SUTTON PLACE I TOWNHOUSES ASSOCIATION, INC.

We, the undersigned natural persons over the age of twenty-one years and citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation is SUTTON PLACE I TOWNHOUSES ASSOCIATION, INC.

ARTICLE II

The corporation is a non-profit corporation, no part of the income of which is distributable to any members, directors, trustees or officers, and no part of the net earnings of which shall inure to the benefit of any private individual.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which the corporation is formed are:

(1) To provide a means of administering, preserving and maintaining for the common good of the members of the corporation the condominium project known as SUTTON PLACE I TOWNHOUSES (the "Project") located on the following described real property situate in the City of El Paso, El Paso County, State of Texas, to-wit:

A portion of A. F. Miller Survey No. 212, El Paso County, Texas, containing 3.1854 acres, more or less, being more particularly described by metes and bounds in Exhibit "A" attached hereto, which is made a part hereof for all purposes;

all in accordance with the terms and provisions of the Texas Condominium Act, Art. 1301a, V.A.T.S. (the "Act") and the Condominium Declaration for the Project (the "Declaration") filed or to be

filed pursuant to the Act in the Condominium Records of El Paso County, Texas.

(2) Subject to Part Four of the Texas Miscellaneous Corporation Laws Act, to exercise all general powers of a non-profit corporation as set forth in the Texas Non-Profit Corporation Act, and to do all other things necessary and proper to accomplish the purposes set out herein, and to administer and enforce the provisions of the Act and the Declaration.

ARTICLE V

The street address of the initial registered office of the corporation is 500 Thunderbird Drive, El Paso, Texas, and the name of the initial registered agent of the corporation at such address is LOUIS J. GELFAND.

ARTICLE VI

The number of directors constituting the initial Board of Directors of the corporation is five (5), and the names and addresses of the persons who are to serve as the initial directors are:


<u>Name</u>	<u>Address</u>
Louis J. Gelfand	532 Isabella El Paso, Texas 79912
Michael R. Moses	221 Silverwood El Paso, Texas 79922
John K. McCready	12048 East Amherst Place Englewood, Colorado 80110
Allen T. Cadman	540 South Otis Street Denver, Colorado 80214
James F. Garner	804 Live Oak Drive El Paso, Texas 79932

ARTICLE VII

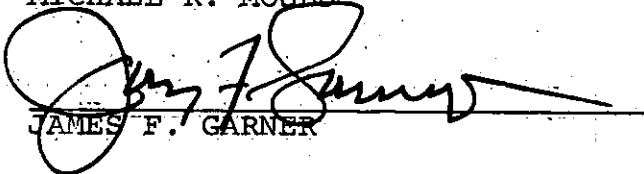
The names and addresses of the incorporators are:

<u>Name</u>	<u>Address</u>
Louis J. Gelfand	532 Isabella El Paso, Texas 79912
Michael R. Moses	221 Silverwood El Paso, Texas 79922
James F. Garner	804 Live Oak Drive El Paso, Texas 79932

IN WITNESS WHEREOF, we have hereunto set our hands this
20 day of March, 1974.


LOUIS J. GELFAND



MICHAEL R. MOSES


JAMES F. GARNER

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

I, the undersigned Notary Public in and for El Paso
County, Texas, do hereby certify that on this 20 day of
March, 1974, personally appeared before me LOUIS J.
GELFAND, MICHAEL R. MOSES and JAMES F. GARNER, who each being
by me first duly sworn, severally declared that they are the
persons who signed the foregoing document as incorporators and
that the statements therein contained are true.

JANET G. BURTON, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1978


Notary Public in and for
El Paso County, Texas

Property description - A portion of Tract 2E, A. F. Miller Survey
No. 212, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 2E, A. F. Miller Survey No. 212, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at the center line intersection of Thunderbird Drive and Shadow Mountain Drive; Thence, South $51^{\circ} 34' 20''$ East, along the center line of Shadow Mountain Drive, a distance of 59.29 feet to a point; Thence, North $38^{\circ} 25' 40''$ East, a distance of 45.00 feet to a point of the northerly right-of-way line of Shadow Mountain Drive, said point being the TRUE POINT OF BEGINNING of this description.

THENCE, North $51^{\circ} 34' 20''$ West, along the northerly right-of-way line of Shadow Mountain Drive, a distance of 9.28 feet to a point for a curve;

THENCE, 31.40 feet along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of $89^{\circ} 57' 56''$ and a chord which bears North $06^{\circ} 35' 22''$ West, a distance of 28.28 feet to a point for a corner, said point being on the easterly right-of-way line of Thunderbird Drive;

THENCE, North $38^{\circ} 23' 36''$ East, along the easterly right-of-way line of Thunderbird Drive, a distance of 224.43 feet to a point for a corner;

THENCE, South $51^{\circ} 36' 24''$ East, a distance of 127.80 feet to a point for a corner;

THENCE, South $78^{\circ} 36' 24''$ East, a distance of 216.78 feet to a point for a corner;

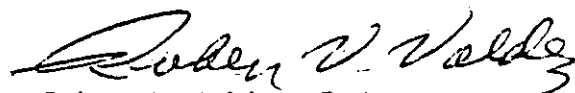
THENCE, due South, a distance of 330.00 feet to a point for a corner;

THENCE, due West, a distance of 265.08 feet to a point for a curve, said point being on the easterly right-of-way line of Shadow Mountain Drive;

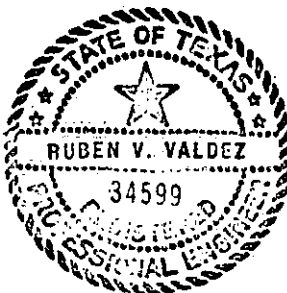
THENCE, along the easterly right-of-way line of Shadow Mountain Drive, 303.57 feet along the arc of a curve to the left, having a radius of 560.27 feet, a central angle of $31^{\circ} 02' 42''$, and a chord which bears North $36^{\circ} 02' 59''$ West, a distance of 299.88 feet, to the TRUE POINT OF BEGINNING of this description;

Said parcel of land contains 3.1854 acres of land more or less.

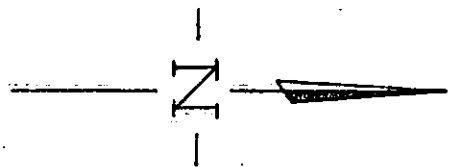
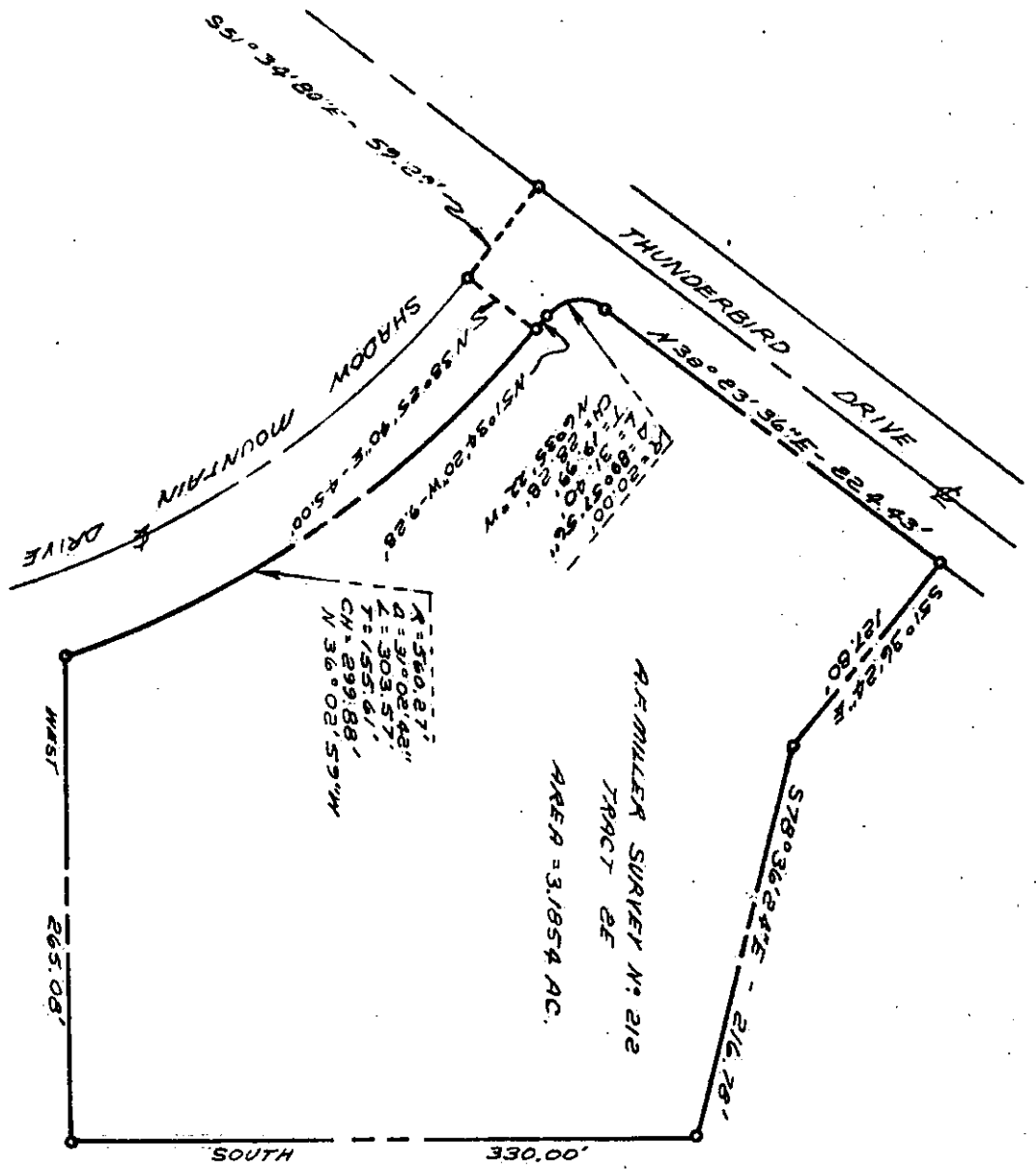
SUB-LAND, INC.
Engineers - Land Developers



Ruben V. Valdez, P.E.
Registered Professional Engineer
Texas License No. 34599



SUTTON PLACE I TOWNHOUSES



SUTTON PLACE I TOWNHOUSES

EXHIBIT "A"
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A PORTION OF
TRACT 2E, A.F. MILLER SURVEY
NO. 212
EL PASO, TEXAS

A.V. 11-30-73