

P.O. BOX 1097
LA VETA, CO. 81055

Panadero Members,

June 4, 2012

Even with the mild winter we are off to a great spring. The Cuchara Valley, and the entire Colorado Front Range south of Denver, has never looked greener to me. Thanks to spring snow and rain. We hope this letter finds all of you eager for summer and ready to enjoy our great southern Colorado area. A few items of importance and interest:

HUERFANO COUNTY EMERGENCY SERVICES Remember to register your telephone numbers with Huerfano County emergency services for the reverse 911 function. The county will soon be initiating action to straighten out Cuchara area street naming and house numbering as this effort moves forward. Your board of directors will be involved with our POA input into this process.

TRASH A reminder to make sure cardboard boxes get broken down before being placed in the dumpsters. We will have a rubbish roll-off for non-garbage items this year. The schedule for this will be announced at this year's annual meeting.

FIRE MITIGATION PROJECT This project has moved forward and there will be many activities this summer and the coming years. Of major importance is the La Veta Fire District's completion of a Community Wildfire Protection Plan which has been approved by the State of Colorado. Watch for upcoming event announcements on our web site. This past winter we completed controlled burning of tree debris on our parking lots and we will cease using the lots as a place to rid ourselves of dead trees. Please do not deposit anything on these parking lots!!

DRIVEWAY PAVING There will be an asphalt paving contractor in the Cuchara area later this summer and anyone interested in having paving done (driveways for instance) please contact Michele Appel at 719-742-0241 for details.

WEB SITE We will be switching to a new web site this summer. Watch the existing web site for an announcement relating to this. The existing web site is www.athomenet.com/panadero

ANNUAL MEETING Please attend this year's annual meeting on 7/7/2012 at 3:00 P.M. at the Cuchara Sanitation and Water District office in Cuchara. Note the afternoon starting time.

CUCHARA SUMMER MUSIC FEST And don't forget this event on June 16, 2012. Details can be found at www.cucharacountrymusicfest.com. We have offered the use of our parking lots so expect some vehicle traffic the day of the event on Panadero Avenue only.

For your Board of Directors

Jim Berg, President

NONPROFIT
ARTICLES OF INCORPORATION
OF

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SECRETARY OF STATE
06-09-95 11:46

PANADERO PROPERTY OWNERS ASSOCIATION

I, the undersigned incorporator, being a natural person of the age of eighteen or older, for the purpose of forming a non profit corporation under the laws of the State of Colorado, adopt the following articles of incorporation for such non profit corporation.

ARTICLE I.

NAME

The name of the non profit corporation is: Panadero Property Owners Association ✓

ARTICLE II.

DURATION

The duration of this non profit corporation shall be perpetual. ✓

ARTICLE III.

PURPOSE

The purpose for which this non profit corporation is organized is to administer and enforce those covenants, conditions and restrictions to Panadero Subdivision Filing I, Filing II, and Filing III, located in Huerfano County, Colorado and for all other lawful business for which non profit corporations may be incorporated pursuant to the Colorado

COMPUTER UPDATE COMPLETE
MRO

Corporation Code.

ARTICLE IV.

MEMBERSHIP

Every person or entity who is an owner of any lot or condominium shall be a member as more particularly set forth in the covenants on record filed in the Huerfano County Clerk and Recorder's Office.

ARTICLE V.

DISSOLUTION

Upon dissolution or filing of liquidation of the Association, the assets or net proceeds from such liquidation shall be divided equally among the members.

ARTICLE VI.

PRINCIPAL AND REGISTERED OFFICE

The address of the corporations initial principal and registered office in the State of Colorado is 305 S. Main St., La Veta, CO 81055, the mailing address is P.O. Box 508, La Veta, CO 81055. The name of the corporations initial registered agent is Judy Jurecki, whose office is located at 305 S. Main Street, La Veta, CO 81055, the mailing address is P.O. Box 508, La Veta, CO 81055, who by her signature hereon consents to the appointment of registered agent.

ARTICLE VII.

DIRECTOR

The number of directors constituting the initial Board of Directors of the corporation is eight (8).

The names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are:

NAME	ADDRESS
Dr. Yvonne Johnson	107 Panadero Ave. Cuchara, CO 81055
Dot Morris	3611 University Blvd. Dallas, TX 75205
Rusty McClanahan	115 Panadero Ave. Cuchara, CO 81055
Tom White	P.O. Box 1345 Dalhart, TX 79022
Jerry Brown	% Brown-Dupree Oil Co., Inc. Box 837 Ulysses, KS 67880
John Ferguson	8301 Detroit Houston, TX 77017
Bob Duncan	P.O. Box 440652 Houston, TX 77244-0652
Ernesto Ancira	% Ancira Winston Chevrolet 6111 Bandera Rd. San Antonio, TX 78238

ARTICLE VIII.

INCORPORATOR

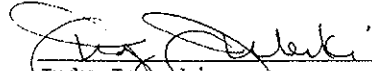
The name and address of the Incorporator is Judy Jurecki, 305 S. Main St., La Veta, CO 81055, the mailing address is P.O. Box 508, La Veta, CO 81055.

I, the undersigned, being sworn, says; that the facts set forth in the foregoing Articles of Incorporation are true to the best of my knowledge, information and belief.

In witness whereof I have hereunto set my hand this 6th day of June, 1995.



Judy Jurecki,
As Incorporator

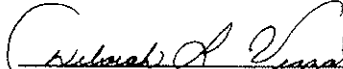


Judy Jurecki,
As Registered Agent

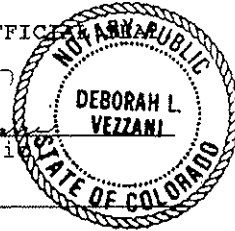
STATE OF COLORADO)
) ss.
COUNTY OF HUERFANO)

The foregoing Articles of Incorporation was acknowledged before me this 6th day of June, 1995, by Judy Jurecki, as Incorporator and Registered Agent.

WITNESS MY HAND AND OFFICE



(Notary Public)



My Commission Expires: May 9, 1999

**AGREEMENT REGARDING INSPECTION AND COPYING OF RECORDS OF
PANADERO PROPERTY OWNERS ASSOCIATION**

I have requested to inspect and/or obtain copies of the following records for PANADERO
PROPERTY OWNERS ASSOCIATION (Be as specific as possible): _____

The records shall be used for the following purpose(s) only: _____

I understand that under the terms of the Colorado Revised Nonprofit Corporation Act,
Association records may not be obtained or used for any purpose unrelated to my interest(s) as
an Owner. I further understand and agree that without limiting the generality of the foregoing,
Association records may not be:

- (A) Used to solicit money or property unless such money or property will be used
solely to solicit the votes of the Owners in an election held by the Association;
- (B) Used for any commercial purpose;
- (C) Sold to, otherwise distributed to, or purchased by any person;
- (D) Any other purpose prohibited by law; or
- (E) Any purpose not related to the reason specified in this Agreement.

In the event any document requested is used for an improper purpose or purpose other than that
stated above, I will be responsible for any and all damages, penalties and costs incurred by the
Association, including attorney fees resulting from such improper use. I will additionally be
subject to any and all enforcement procedures available to the Association through its governing
documents and Colorado law.

Understood and agreed to by:

Homeowner

Date: _____

Homeowner

Date: _____

Address
