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MW LAW PC LAW OFFICE

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BY-LAWS  
OF  
COTTONWOOD MEADOWS HOMEOWNERS ASSOCIATION, INC.

ARTICLE 1. OFFICES

1.1 The principal office of the corporation in the State of Colorado shall be at 940 Carlson Drive, Colorado Springs, Colorado, County of El Paso. The corporation may have such other offices, either within or without the State of Colorado, as the Board of Directors may designate or as the business of the corporation may require from time to time.

ARTICLE 2. OBJECT

2.1 The Association shall be a nonprofit corporation.

2.2 The purpose for which this Association is formed is to govern the property that has been submitted to the provisions of the Restrictive Covenants for Cottonwood Meadows subdivision ("Covenants") to be recorded in the Records of the Clerk and Recorder of El Paso County, Colorado. As a part of these Restrictive Covenants, The Association shall clean, maintain and repair that Detention Basin described in, and the manner set forth in, that "Private Detention Basin Maintenance Agreement" entered into by and between this Association, RBJ Enterprises, LLC ("Declarant"), or its successors and assigns, and the Board of County Commissioners of El Paso County and recorded at reception no. \_\_\_\_\_ of the office of Clerk and Recorder of El Paso County. The obligations of the Association regarding the Detention Basin may be altered, amended or deleted only after advance approval of such alteration, amendment or deletion by the Board of County Commissioners of El Paso County.

ARTICLE 3. MEMBERSHIP

3.1 ~~Each owner a member.~~ Each owner of a lot in Cottonwood Meadows subdivision shall be a member of the Association. Ownership shall be determined based on record ownership as recorded in the records of the Clerk and Recorder of El Paso County. Membership shall terminate without any formal action by the Association whenever a person ceases to be the owner of a lot, but such termination shall not relieve or release any such former member from any liability or obligation incurred under or in any way connected with this Association during such membership in the Association, or impair any rights or remedies that the Members shall have, either through the Board of Directors of the Association or directly, against such former Member arising out of or in any way connected with ownership and membership and the covenants and obligations incident thereto.













