

**FILED EFFECTIVE****ARTICLES OF INCORPORATION**

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**OF**SECRETARY OF STATE  
STATE OF IDAHO**PRAIRIE VIEW TERRACE TOWNHOME  
OWNERS ASSOCIATION, INC.****KNOW ALL PERSONS BY THESE PRESENTS:**

The undersigned, for the purpose of forming a non-profit corporation under the laws of the State of Idaho in compliance with the provisions of Title 30, Chapter 3, Idaho Code, does hereby certify, declare and adopt the following Articles of Incorporation:

**ARTICLE I - NAME**

The name of the corporation shall be the PRAIRIE VIEW TERRACE TOWNHOME OWNERS ASSOCIATION, INC. (the "Association").

**ARTICLE II - TERM**

The period of existence and duration of the life of the Association shall be perpetual.

**ARTICLE III - NON-PROFIT**

The Association shall be a non-profit, membership corporation.

**ARTICLE IV - REGISTERED AGENT**

The location and street address of the initial registered office of the Association shall be 500 Government Way, Suite 500, Coeur d'Alene, Idaho, 83814, and Daryl Wilder is hereby appointed the initial registered agent of the Association.

**ARTICLE V - PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to the Members thereof, and the Association is formed for the purpose to act as the Management Body, as defined in the Condominium Property Act, Idaho Code §§ 55-1501, *et al.*, with all powers and obligations enumerated therein, to provide for certain regulations of the use of the Units located in the Prairie View Terrace Townhomes and to promote the health, safety and welfare of the Owners within the Prairie View Terrace Townhomes including, without limitation, the implementation of the following:

A. Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Townhome Declaration for the Prairie View Terrace Townhomes (the "Declaration"), as amended from time to time as therein provided;

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TOWNHOME OWNERS ASSOCIATION, INC. - 1**

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B. Fix payment by any lawful means of all charges or Assessments pursuant to the terms of the Declaration, and all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;

C. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association under the limitations imposed by the Declaration; and

D. Have and exercise any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Act may by law now or hereafter have or exercise, subject only to limitations contained in the Declaration and any amendments thereto, and the Bylaws of the Association ("Bylaws").

The Association shall have powers enumerated herein in addition to those found in the Condominium Property Act.

#### **ARTICLE VI - MEMBERSHIP**

Every Owner holding fee simple interest of record, and buyers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation, to any Unit in the Prairie View Terrace Townhomes shall be a Member of the Association.

Membership in the Association shall be appurtenant to and may not be separated from ownership of any Unit within the Building.

#### **ARTICLE VII - BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board of Directors (collectively the "Board," individually "Directors") to carry out all of the powers and duties of the Association as set forth herein. The Board shall consist of not less than three (3) Directors nor more than five (5), who, other than the initial Directors specified herein shall be Members of the Association. The number of Directors may be changed by amendment of the Bylaws, but in no event shall the number be less than three (3). The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are as follows:

Daryl Wilder	500 Government Way, Suite 500, Coeur d'Alene, Idaho 83814
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Kelsey Wilder	500 Government Way, Suite 500, Coeur d'Alene, Idaho 83814
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Donna Wilder	500 Government Way, Suite 500, Coeur d'Alene, Idaho 83814
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### **ARTICLE VIII - ASSESSMENTS**

Each Member shall be liable for the payment of Assessments pursuant to the Declaration and as set forth in the Bylaws.

### **ARTICLE IX - BYLAWS**

The Bylaws of this Association may be altered, amended, or new Bylaws adopted at any regular meeting, or any special meeting of the Members of the Association called for that purpose, by the affirmative votes of more than fifty percent (50%) of the total voting power of the Association's Members or as otherwise set forth in the Bylaws. For the purpose of specifying in detail the rights, responsibilities, duties and obligations of the Association's Board of Directors, the officers, employees and agents of the Association, and the Members for the payment of Assessments, the Bylaws may incorporate by reference the provisions of the Declaration.

### **ARTICLE X - DISSOLUTION**

The Association shall only be dissolved at a regular meeting, or a special meeting of the Association called for that purpose, by the affirmative votes of no less than two-thirds (2/3) of the total voting power of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the real property and other assets of the Association shall be distributed as follows: (i) dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created; or (ii) granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes. Notwithstanding any other provisions of these Articles, the Association shall not carry on any other activities not permitted by any organization exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States internal revenue law).

### **ARTICLE XI - AMENDMENTS**

Amendment of these Articles of Incorporation may be made at any regular meeting, or any special meeting of the Members of the Association called for that purpose, by the affirmative votes of more than two-thirds (2/3) of the total voting power of the Association's Members, and, if required by the Declaration, the consent of holders of Mortgages on Units within the Prairie View Terrace Townhomes who have requested of the Association in writing to provide them notice of proposed action which affects their interests. No amendment which is inconsistent with the provisions of the Declaration shall be valid.


### **ARTICLE XII - MEANING OF TERMS**

Except as otherwise defined herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Declaration.

**ARTICLE XIII - INCORPORATION**

Melanie E. Baillie, 500 Government Way, Suite 600, Coeur d'Alene, Idaho, shall be the incorporator of the Association.

IN WITNESS WHEREOF, I have hereunto set my hand and seal effective this 22<sup>nd</sup> day of February 2007.

  
Melanie E. Baillie, Incorporator