

2004 AUG 16 A 9:50

ARTICLES OF INCORPORATION
OF
MILLARD'S PLACE HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporator, desiring to form a non-profit corporation under the Idaho Non-profit Corporation Act, adopts the following articles of incorporation.

ARTICLE ONE: The name of the corporation is: Millard's Place Homeowners Association, Inc.

ARTICLE TWO: The purpose for which the corporation is organized is to act as the management body of the homeowners of the real property commonly referred to as Millard's Place, Post Falls, Idaho, by:

- (1) Creating a declaration of conditions, covenants, and rules for the use of the real property;
- (2) Enforcing those conditions, covenants, and rules;
- (3) Fixing, levying, and collecting assessments from the owners for the maintenance and improvement of commonly-owned property; and
- (4) Performing any other acts authorized or permitted to be done by a non-profit corporation.

This corporation does not contemplate any pecuniary gain or profit to its members.

ARTICLE THREE: The names and addresses of the individuals who will serve as the initial directors for the corporation are:

Michael Wells
c/o Habitat for Humanity
of North Idaho, Inc.
6180 East Seltice Way #102
Post Falls, Idaho 83854

IDAH0 SECRETARY OF STATE
08/16/2004 05:00
CK: 8911 CT: 19872 BH: 761822
1 @ 30.00 = 30.00 INC NOMP # 2

C / 56048

James Erlanger
c/o Habitat for Humanity
of North Idaho, Inc.
6180 East Seltice Way #102
Post Falls, Idaho 83854

Mariann Bethke
c/o Habitat for Humanity
of North Idaho, Inc.
6180 East Seltice Way #102
Post Falls, Idaho 83854

ARTICLE FOUR: The name and street address of the corporation's initial registered agent and the street address of that agent are:

Habitat for Humanity
of North Idaho, Inc.
6180 East Seltice #102
Post Falls, Idaho 83854

ARTICLE FIVE: The name and address of the incorporator are:

William Appleton
924 Sherman Avenue
Coeur d'alene, Idaho 83814

ARTICLE SIX: Membership is limited to owners of the properties within Millard's Place. An owner of a parcel is automatically a member. Each owner is entitled one vote for the election of board of directors and other issues presented to the membership. In the event a parcel is owned by more than one person, those joint-owners shall be considered one member and shall be entitled to one vote on membership issues. The initial owner, Habitat for Humanity of North Idaho, Inc., however, shall not be liable for any assessment by the corporation.

ARTICLE SEVEN: The election for the board of directors shall be by cumulative vote.

ARTICLE EIGHT: These articles of incorporation may be amended only by two-thirds vote of the members.

ARTICLE NINE: In the event of dissolution or liquidation of the corporation, after payment of all outstanding indebtedness of the corporation, the outstanding capital credits shall be retired without priority on a prorated basis before there is any payment made on account of property rights of members. All distribution of assets upon dissolution shall be otherwise consistent with the law.

DATED this 13 day of August, 2004.


William Appleton