

**ARTICLES OF INCORPORATION
OF**

TRAVIS CONDOMINIUM OWNERS ASSOCIATION, INC.

For Office Use Only

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KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, for the purpose of forming a nonprofit corporation under the laws of the State of Idaho in compliance with the Idaho Nonprofit Corporations Act (Title 30, Chapter 30, Idaho Code), does hereby certify, declare and adopt the following Articles of Incorporation of Travis Condominium Owners Association, Inc. (the “**Articles**”):

**ARTICLE I
NAME**

The name of the corporation shall be Travis Condominium 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
NONPROFIT**

The Association shall be a nonprofit, membership corporation.

**ARTICLE IV
REGISTERED AGENT**

The location and street address of the initial registered office of the Association shall be 242 North 8th Street, Suite 220, Boise, Idaho 83702 and Varin Thomas Corporate Services LLC is hereby appointed the initial registered agent of the Association.

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

The Association is formed to exercise all powers and privileges, and to perform all of the duties and obligations, of the Association as set forth in these Articles, the Bylaws, and that certain Condominium Declaration for Travis Condominiums to be recorded in the official records of Ada County, Idaho (as amended or supplemented from time-to-time, the “**Declaration**”), which is incorporated by this reference as if fully set forth herein. Capitalized terms used and not defined in these Articles have the meanings set forth in the Declaration. The Association does not contemplate pecuniary gain or profit to the Owners. The Association is formed for the purpose of acting as the “management body” of the Project in accordance with the Condominium Act.

ARTICLE VI
MEMBERSHIP & VOTING RIGHTS

Every Owner of a Condominium, for so long as such ownership is maintained, is a Member of the Association and shall have voting rights as set forth in the Declaration. If the Owner of a Condominium shall be more than one (1) Person, all such Persons shall be deemed Members, but the voting rights in the Association attributable to that Condominium may not be split and shall be exercised by one (1) representative selected by such Persons as they, among themselves, may determine. In the event such Persons are unable to agree among themselves on any matter put to a vote as to how the vote shall be cast, such Persons shall not be entitled to vote on the matter in question. If only one such Person casts a vote, it will thereafter be conclusively presumed for all purposes that such Person was acting with the authority and consent of all other co-Owners of such Condominium.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the Association shall be managed and controlled by the Board of Directors (the "**Board**"). The Board shall consist of not less than three (3) and not more than five (5) directors. Directors need not be Owners. The Owners shall have the right to elect, remove and replace directors as provided in the Bylaws and any vacancy on the Board shall be filled as provided in the Bylaws. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their successors are as follows:

Creed Herbold	2480 East Roanoke Drive Boise, Idaho 83712
Ann Swindell	2480 East Roanoke Drive Boise, Idaho 83712
<u>Anne C. Kunkel</u>	242 North 8 th Street, Suite 220 Boise, Idaho 83712

ARTICLE VIII
ASSESSMENTS

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

ARTICLE IX
BYLAWS

The bylaws of the Association (the "**Bylaws**") may be altered, amended, or new bylaws adopted at any regular meeting, or any special meeting of the Association called for that purpose, by the affirmative vote of at least eighty percent (80%) of the total voting power of the Association. No amendment that is inconsistent with the provisions of the Declaration will be valid.

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 at least eighty percent (80%) of the total voting power of the Association. No dissolution that is inconsistent with the provisions of the Declaration will be valid. Upon dissolution of the Association, other than incident to a merger or consolidation, the real and personal property 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 nonprofit 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

Except as provided in the Declaration, amendment of these Articles of Incorporation may be made at any regular meeting, or any special meeting of the Association called for that purpose, by the affirmative vote of at least eighty percent (80%) of the total voting power of the Association. No amendment which is inconsistent with the provisions of the Declaration shall be valid.

ARTICLE XII
INCORPORATOR

The name and address of the incorporator of the Association is:

Creed Herbold
2480 East Roanoke Drive
Boise, Idaho 83712

EXECUTED as of this 31st day of March, 2022.

Classified by
Fred. Herbold
13 JUL 1974

Creed Herbold, Incorporator