

CERTIFICATE OF INCORPORATION  
OF

WESTVIEW NO. 2 TOWNHOUSE ASSOCIATION, INC.

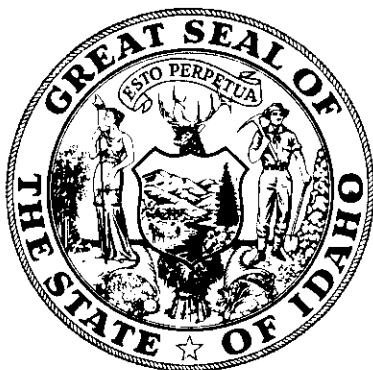
I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that  
duplicate originals of Articles of Incorporation for the incorporation of \_\_\_\_\_

WESTVIEW NO. 2 TOWNHOUSE ASSOCIATION, INC.

duly signed pursuant to the provisions of the Idaho Nonprofit Corporation Act, have been received  
in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of  
Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated August 13, 19 81.



*Pete T. Cenarrusa*  
SECRETARY OF STATE

\_\_\_\_\_  
Corporation Clerk

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SECRETARY OF  
ARTICLES OF INCORPORATION STATE

OF

WESTVIEW NO. 2 TOWNHOUSE ASSOCIATION, INC.

In compliance with the requirements of the laws of Idaho relating to non-profit corporations and acts amendatory and supplemental thereto, the undersigned natural person is of full age and a resident of the United States, in order to form a non-profit corporation for the purposes hereinafter stated, does hereby as incorporator, adopt the following Articles of Incorporation and certifies:

ARTICLE I

The name of the corporation is WESTVIEW NO. 2 TOWNHOUSE ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at 9870 Westview Drive, Boise, Idaho 83704. The registered agent of the Association whose address is the same as that of the registered office of the Association is Velda D. Watson.

ARTICLE III

Purpose and Powers of the Association

The purposes of this Association shall be to provide for maintenance, preservation and control of the Common Area within Westview Subdivision No. 2, Ada County, Idaho and any additions thereto as may hereafter be brought within the jurisdiction of this Association by annexation as provided in Covenants referred to below, and to promote the recreation, health, safety and welfare of the members hereof, and for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Amended Protective Covenants, Conditions, Declarations and Restrictions, hereinafter called the "Declaration" which delegates and authorizes this Association to exercise certain functions and recorded in the office of the Ada County Recorder, State of Idaho, on April 20, 1975 as Instrument No. 7505281 and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, sell, hold, improve, build upon, operate, maintain, convey, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject to those restrictions contained in the Declaration and any amendments thereto;

(e) dedicate, sell or transfer all or any part of the Common Area, to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, subject to those restrictions contained in the Declaration and any amendments thereto;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, subject to those restrictions contained in the Declaration and any amendments thereto; and

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Idaho by law may now or hereafter have or exercise.

#### ARTICLE IV

##### Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest in a lot merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. Each member shall enjoy those property rights defined in Article V of the Declaration and amendments thereto.

## ARTICLE V

### Voting Rights

The Association shall have one class of voting membership. Each member shall be entitled to one vote for each lot in which they hold the interest required for membership by the Declaration. When more than one person holds such interest in any lot, all such persons shall be members, and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

## ARTICLE VI

### Board of Directors

The affairs of the Association shall be managed by a Board of not less than three (3) nor more than seven (7) Directors, at meetings duly held pursuant to the By-Laws and at which a quorum is present in person or by proxy. A quorum shall consist of a majority of the Directors. The Board, by majority vote, may remove an officer of the Association.

At the first annual meeting the members shall elect Directors for a term of one year. Vacancies during the term shall be filled by the remaining Directors.

The names and addresses of the persons who are to act as the initial Board of Directors and officers of the Association until their successors have been selected are:

Michael D. Burgess  
9866 Westview Drive  
Boise, ID 83704

Shirley Clark  
9801 Westview Drive  
Boise, ID 83704

Jack Cuppett  
9826 Westview Drive  
Boise, ID 83704

Lilly Powell  
9935 Westview Drive  
Boise, ID 83704

Sherry Tibbetts Dyer  
9980 Westview Drive  
Boise, ID 83704

Velda D. Watson  
9870 Westview Drive  
Boise, ID 83704

## ARTICLE VII

### Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of

the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. No part of the assets of such dissolution shall inure to the benefit of any member.

#### ARTICLE VIII

##### Duration

The corporation shall exist perpetually.

#### ARTICLE IX

##### Amendments

Amendments of these Articles shall require the assent of those members casting two-thirds (2/3) of the votes of the Association. The By-Laws may be amended by a majority of the Directors or by the members in accordance with Idaho law.

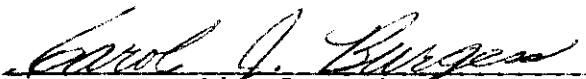
IN WITNESS WHEREOF, For the purpose of forming this corporation under the laws of the State of Idaho, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 12th day of August, 1981.

  
VELDA D. WATSON

STATE OF IDAHO )  
                  : ss.  
County of Ada  )

On this 12th day of August, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared VELDA D. WATSON, known to me to be the person whose name is subscribed to the within and foregoing Articles of Incorporation, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at Boise, Idaho  
My Commission Expires: 6/3/82

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Boise, Idaho

July 18, 1981

SECRETARY OF  
STATE

Secretary of State  
Statehouse  
Boise, Idaho

On behalf of the Members of Westview Homeowner's Association  
we give our consent for the name of Westview No. 2 Townhouse Association  
to be used for Articles of Incorporation.

Sincerely,



Ann Kramer, President  
Westview Homeowner's Association  
10139 Rockwood Court  
Boise, Idaho 83704

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