

C164919

FILED EFFECTIVE

06 FEB -3 AM 10: 57

ARTICLES OF INCORPORATION

OF

SECRETARY OF STATE  
STATE OF IDAHO

BOCAGE PLACE TOWNHOMES OWNERS ASSOCIATION, INC.

THE UNDERSIGNED, acting as the incorporator of a non-profit Corporation under the Idaho Nonprofit Corporation Act, Title 30, Chapter 3, Idaho Code, adopts the following Articles of Incorporation for such Corporation:

ARTICLE I

The name of the Corporation is BOCAGE PLACE TOWNHOMES OWNERS ASSOCIATION, INC.

ARTICLE II

The Corporation shall be a non-profit membership corporation where pecuniary profit is not an objective. All property of the Corporation shall irrevocably be dedicated to the purposes of the Corporation, as set forth in these Articles of Incorporation and the Corporation's By-Laws.

ARTICLE III

The duration of the Corporation shall be perpetual.

ARTICLE IV

The purpose of the Corporation is to maintain the grounds, yards and other landscape areas of BOCAGE PLACE TOWNHOMES (the "Properties"), more particularly described as:

PARCEL A

A parcel of land being a portion of Block 4 of KROEGER'S SECOND SUBDIVISION OF IVY WILD according to the official plat thereof, filed in Book 4 of Plats at Page 176, lying in the Southwest quarter of the Southwest quarter of Section 23, Township 3 North, Range 2 East, Boise Meridian, records of Ada County, Idaho and more particularly described as follows:

Beginning at a point marking the Southeast corner of said Southwest quarter of the Southwest quarter, also said point being the Southeast corner of Lot 15 in Block 2

of SYLVAN PARK SUBDIVISION as filed for record in the Office of the Ada County Recorder, Boise, Idaho, in Book 38 of Plats at Page 3188; thence North 00°19'13" East 535.49 feet along the Easterly boundary of said Sylvan Park Subdivision and the Easterly boundary line of said Block 4 of Kroeger's Second Subdivision to an iron pin marking the REAL POINT OF BEGINNING; thence continuing along said Easterly boundary of Block 4 of Kroeger's Second Subdivision North 00°19'13" East 135.73 feet to an iron pin, said iron pin being South 00°19'13" West 4.27 feet from the Northeast corner of said Block 4, also said iron pin being Southerly 660.00 feet from the Northerly boundary line of said Southwest quarter of the Southwest quarter as described in Warranty Deed recorded in Book 51 at Page 178 dated July 19, 1904 and in Warranty Deed recorded in Book 94 at Page 280 dated December 11, 1911 correcting Warranty Deed recorded in Book 54 at Page 71 dated January 5, 1905, this description corrects an overlap between the above mentioned Warranty Deeds and said Block 4; thence North 89°11'52" West 190.43 feet along a line parallel with and 660.00 feet Southerly of said Northerly boundary line of the Southwest quarter of the Southwest quarter to an iron pin as described in Warranty Deed recorded in Book 51 at Page 178 dated July 19, 1904 and in Warranty Deed recorded in Book 94 at Page 280 dated December 11, 1911 correcting Warranty Deed recorded in Book 54 at Page 71 dated January 5, 1905; thence leaving said parallel line South 00°19'27" West 91.15 feet to an iron pin; thence North 89°01'20" West 119.50 feet to an iron pin on the Westerly boundary of said Block 4, said iron pin being South 00°19'27" West 96.00 feet from the Northwest corner of said Block 4 also said iron pin being South 00°19'27" West 90.78 feet from said parallel line being Southerly 660.00 feet from the Northerly boundary line of the Southwest quarter of the Southwest quarter as described in Warranty Deed recorded in Book 51 at Page 178 dated July 19, 1904 and in Warranty Deed recorded in Book 94 at Page 280 dated December 11, 1911 correcting Warranty Deed recorded in Book 54 at Page 71 dated January 5, 1905; thence South 00°19'27" West 44.00 feet along said Westerly boundary of Block 4 to an iron pin; thence leaving said Westerly boundary of Block 4 South 89°01'20" East 309.95 feet to the POINT OF BEGINNING.

#### PARCEL B

Commencing at the Southwest corner of Block 4 of KROEGER'S SECOND SUBDIVISION OF IVY WILD in Ada County, State of Idaho, as the same is numbered and designated of the Official Plat of said Subdivision now of record in the Office of the Recorder of Ada County, State of Idaho; running thence North along the West line of said Block, a distance of 115.5 feet; thence East parallel with the South line of said Block, 309.2 feet, more or less, to a point on the East line of said Block; thence South, 115.5 feet to the Southeast corner of said Block; thence continuing South, a distance of 50 feet; thence West parallel with the South line of said Block, 309.2 feet; thence

North 50 feet to the Southwest corner of said Block 4, the PLACE OF BEGINNING, being a part of the South half of said Block 4 and a tract 50 feet by 309.2 feet, and adjoining same on the South, all in the Southwest quarter of Section 23, Township 3 North, Range 2 East, Boise Meridian, Ada County, State of Idaho.

and to repair and maintain the roofing and exterior siding of structures located on the Properties; maintain and operate easements of access, ingress and egress over and across the Properties for such purposes and for the drainage of water on the Properties; to levy and collect assessments for such purposes; to do all acts reasonably necessary to protect the value and desirability of the Properties; and otherwise to transact all business for which corporations may be incorporated under the Idaho Nonprofit Corporation Act.

#### ARTICLE V

In the event that at any time any proceeding or action is instituted or undertaken to dissolve the Corporation, all property of the Corporation which remains after all debts, obligations and liabilities of the Corporation have been paid and discharged, or provided for upon such dissolution, shall be transferred, paid, conveyed and delivered to a public agency or an organization which is then exempt from taxation under the provisions of §501(c)(3) of the Internal Revenue Code of 1986, as amended, or the successor to such provision, and which is designated by the last Board of Directors of the Corporation and approved by the Members at a meeting of the Members called for such purpose.

A decision to dissolve the Corporation shall require the vote of two-thirds (2/3) of all the Members of the Corporation, and no private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.

#### ARTICLE VI

The Corporation shall have one class of membership, known as full or voting membership. No certificates of membership shall be issued to Members. The rights and duties of Members shall be set forth in the By-Laws of the Corporation. All present and future owners of Lots of Bocage Place Townhomes shall be Members of the Corporation.

## ARTICLE VII

The street address of the initial registered office of the Corporation shall be 634 W. Sylvan Court, Boise, Idaho 83706, and the name of its initial registered agent at such address shall be William D. Bills.

## ARTICLE VIII

The number of directors of the Corporation shall be three (3). The names and addresses of the charter members of the Board of Directors of the Corporation are:

William D. Bills  
634 W. Sylvan Court  
Boise, ID 83706

John H. Mason  
650 W. Sylvan Court  
Boise, ID 83706

John K. Mattison  
626 W. Sylvan Court  
Boise, ID 83706

## ARTICLE IX

The name and address of the incorporator is:

William D. Bills  
634 W. Sylvan Court  
Boise, ID 83706

Dated the 3rd day of February, 2006.

William D. Bills  
William D. Bills