

AMENDED ARTICLES OF INCORPORATION  
OF  
LAKEWOOD UNIT NO. 4 HOMEOWNERS ASSOCIATION, INC.

2014 NOV 26 AM 9:02

SECRETARY OF STATE  
STATE OF IDAHO

A Non-Profit Corporation

Effective October 2014

In compliance with the requirements of Title 30, Chapter 3, Idaho Code, the undersigned, all of whom are residents of Boise, Ada County, State of Idaho, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of amending the Articles of Incorporation for this non-profit corporation do hereby certify:

**ARTICLE I**

The name of the corporation is LAKEWOOD UNIT NO. 4 HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association."

**ARTICLE II**

The principal office of the Association is located at 1310 N. Main Street, Meridian, Idaho, 83642.

**ARTICLE III**

Association Management Inc., whose address is 1310 N. Main Street, Meridian, ID 83642, is hereby appointed as the registered agent of this Association.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation, and architectural control of the residence Lots and the Common Area within that certain tract of property described as:

All the lands located in Lakewood – Unit No. 4 a subdivision, according to the official plat thereof on file in the office of the County Recorder of Ada County, State of Idaho, in Book 41 of plats at pages 3371 and 3372.

and to promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of the Association for this purpose to:

(a) exercise all the powers and privileges and to perform all the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded in the office of the County Recorder of Ada County, Idaho, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at

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length; such power may also be delegated to a properly authorized agent of the Association, as appropriate;

(b) fix, levy, collect, and enforce payment by any lawful means all charges and 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, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real property in connection with the affairs of the Association;

(d) borrow money and with the assent of two-thirds (2/3) of each class members mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(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. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members of the Association, agreeing to such dedication, sale, or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of all members.

(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 V**

### **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, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest 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. Members of this corporation shall not be personally liable for the debts, liabilities, or obligations of the corporation.

There shall be no Certificates of Membership, and evidence of ownership of record obtained from all or any portion of said Lots according to the Official Records of Ada County, Idaho, shall constitute proof of membership in this corporation. Membership shall automatically transfer to the transferee of the property concurrently with the transfer of a Member's record title to all or any portion of the said Lots.

**ARTICLE VI**  
**VOTING RIGHTS**

The association shall have a single class of voting membership, wherein all Owners shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than (1) vote be cast with respect to any Lot.

**ARTICLE VII**  
**BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of five (5) Directors, who shall be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. At each annual meeting of the Association, the members shall elect the necessary number of directors to ensure that each vacancy on the Board is duly filled. Elections shall occur and vacancies shall be filled according to the terms of the Bylaws of the Association.

**ARTICLE VIII**  
**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 this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

**ARTICLE IX**  
**DURATION**

The corporation shall exist perpetually.

**ARTICLE X**  
**AMENDMENTS**

These Articles may be amended by an affirmative vote of a seventy-five percent (75%) of the members of the Association eligible to vote, either in person or by proxy, at a meeting duly called for such purpose.

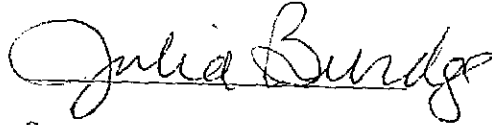
## ACKNOWLEDGMENT

IN WITNESS WHEREOF, for the purpose of amending the Articles of this corporation under the laws of the State of Idaho, we, the President and Secretary of the Association hereby affirm that this amendment was approved by the vote or written consent of more than seventy-five percent (75%) of the Owners present at meeting duly called for the purpose of amending the Declaration.



President

Printed Name: Jan R. Brandstetter



Secretary

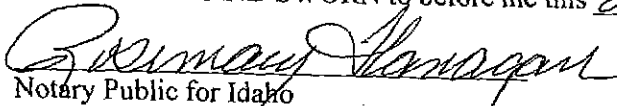
Printed Name: Julia Burdge

State of Idaho )

County of ADA )

) ss

SUBSCRIBED AND SWORN to before me this 24<sup>th</sup> day of Oct, 2014.



Notary Public for Idaho

My Commission Expires: 3-17-2016

ROSEMARY FLANAGAN  
Notary Public  
State of Idaho