

FILED EFFECTIVE

2018 APR 27 AM 8:59

**ARTICLES OF INCORPORATION OF
STANCIU HOA, INC.**

SECRETARY OF STATE
STATE OF IDAHO

In compliance with the requirements of Title 30, Chapter 3, of the Idaho Code, the Stanciu Association, Inc., comprised of the owners of the following lots within Stanciu Subdivision ("Subdivision"):

Lots 1, 2, 3, 4, Block 1, and all Common Lots, Stanciu subdivision plat recorded March 15, 2018 at Book 46, Page 49 of plats in the office of the County Recorder for Canyon County, Idaho.

this day voluntarily associate themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is **STANCIU HOA, INC.**, hereafter called the "Association".

ARTICLE II

The registered office of the Association is located at 3215 S. Stanford Street, Nampa, Idaho 83686.

ARTICLE III

Mihaela Stanciu, whose address is 3215 S. Stanford Street, Nampa, Idaho 83686, is hereby appointed the initial registered agent of this Association.

IDAHO SECRETARY OF STATE

04/27/2018 05:00

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ARTICLE IV

PURPOSE AND POWERS OF ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed is to promote the health, safety and welfare of the residents within the Subdivision and any additions thereto as may hereafter be brought within the jurisdiction of this Association 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 DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STANCIU SUBDIVISION, hereinafter called the "Declaration", applicable to the property and recorded in the Office of the Canyon County Recorder on April 26, 2018, as Instrument No. 2018-017462 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 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 otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, 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, and with the assent of two-thirds (2/3) of each class of 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 any 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 each class or members, 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 each class of members;

(g) have and exercise any and all powers, rights and privileges which a corporation organized under a 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 of Subdivision lots subject under the Declaration 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 Subdivision lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

Voting rights shall be as established in the Declaration. All votes shall be equal and counted as such, except where voting by separate classes may otherwise be provided in the Articles, Bylaws or the Declaration. Other than votes cast by the Declarant, each member shall be entitled to one vote for each lot owned. When more than one person is an owner of a 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 one vote be cast with respect to any lot, other than lots owned by the Declarant.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Ion Stanciu	3215 S. Stanford Street, Nampa, Idaho 83686
Mihaela Stanciu	3215 S. Stanford Street, Nampa, Idaho 83686
Petru Sandor Jr.	841 S. Sunglow Ln., APT. 201, Nampa, Id 83686

At the first annual meeting the members shall elect one (1) director for a term of one (1) year, one (1) director for a term of two (2) years and one (1) director for a term of three (3) years. At each annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved by unanimous written consent or corporate resolution approved by not less than two-thirds (2/3) of each class of 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

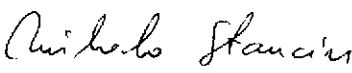
The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment to these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Idaho, I, the undersigned, as the incorporator of this Association, have executed these Articles of Incorporation this 22 day of March, 2018.



Mihaela Stanciu 3215 S Stanford St
Incorporator Nampa ID 83686