

ARTICLES OF INCORPORATION OF  
THE COVE AT RADIANT LAKE  
CONDOMINIUM ASSOCIATION, INC.  
(A NON-PROFIT CORPORATION)

2016 FEB 25 AM 10:55  
SECRETARY OF STATE  
STATE OF IDAHO  
**FILED EFFECTIVE**

THE UNDERSIGNED, acting as incorporator of a non-profit corporation under the Idaho Non-Profit Corporation Act, Idaho Code §30-3-1, et seq., adopts the following Articles of Incorporation.

ARTICLE I.

The name of the corporation is The Cove at Radiant Lake Condominium Association, Inc.  
The corporation is a non-profit corporation.

ARTICLE II.

The period of the corporation's duration is perpetual.

ARTICLE III.

The purposes for which the corporation is organized are to transact any and all lawful business for which corporations may be incorporated under the Idaho Non-Profit Corporation Act. The corporation is a condominium association with certain duties and rights to maintain certain real property located in Kootenai County, Idaho, and generally described as follows. On November 29, 2010, the Plat of "The Cove at Radiant Lake Condominiums" was recorded in Book "K" of Plats at Page 309, records of Kootenai County, Idaho (referred to herein as "the Condominium Plat"). The Condominium Plat included the following dedication (with emphasis supplied):

Common Area and private streets shown hereon are dedicated to owners of the units located hereon and the Radiant Lake Homeowners' Association and/or a homeowners' association formed by the owners of the residential units responsible for maintenance of the same.

IDAHO SECRETARY OF STATE

02/25/2016 05:00

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Upon the recordation of the Condominium Plat, a “Declaration of Condominium-The Cove at Radiant Lake Condominiums” (referred to herein as “the Condominium Declaration”) was recorded as Kootenai County Instrument No. 2292317000. Pursuant to the Condominium Declaration (at Article 6), maintenance of the Common Areas dedicated by the Condominium Plat was vested in The Radiant Lake Homeowners’ Association, Inc., and generally made subject to the terms of a “Declaration of Covenants, Conditions, and Restrictions Radiant Lake Estates” (referred to herein as “the Master Declaration”), recorded as Kootenai County Instrument No. 2029827000. Pursuant to Article 2.9 of the Master Declaration, the Radiant Lake Homeowners’ Association, Inc. is vested with the authority to delegate maintenance of Common Areas specific to the Condominium Plat to another association. This Corporation is formed to provide administration, maintenance, and oversight with respect to Common Areas specific to the Condominium Plat pursuant to the terms of such formalized and recorded agreement(s) as may be entered into by and between the Master Association (The Radiant Lake Homeowners’ Association, Inc.) and the Corporation. This Corporation is formed and incorporated by MJE Properties, LLC, an Idaho limited liability company, acting as the Declarant under the Condominium Declaration during the Declarant Control Period thereunder.

#### ARTICLE IV.

The name and street address of the initial registered agent of the corporation is as follows:

Dave Johnson  
7097 W. Big Sky Drive  
Post Falls, Idaho 83877

#### ARTICLE V.

The number of directors constituting the initial Board of Directors of the Corporation is three

(3), and the names and addresses of the persons who are to serve as directors until the first annual meeting of the members or until their successors are elected and shall qualify are: Dave Johnson, P. O. Box 3552, Post Falls, Idaho 83877; Tyler Eberle, P. O. Box 3552, Post Falls, Idaho 83877; and Jae Enos, 2120 Northwest Boulevard, Coeur d'Alene, Idaho 83814.

#### ARTICLE VI.

The name and address of the incorporator is as follows: MJE Properties, LLC by Dave Johnson, Managing Member, of P.O. Box 3552, Post Falls, Idaho 83877.

#### ARTICLE VII.

In the event the corporation is dissolved in conformity with both Idaho law (the Idaho Non-Profit Corporation Act, I.C. §30-3-1, et seq., as it now exists or is hereafter amended) and the provisions of the Master Declaration and the Condominium Declaration (both as defined in Article III) as may pertain to the real properties described in Article III, then any assets of the Corporation which remain after paying all corporate obligations and liabilities shall be liquidated and distributed to the Corporation's members (to be determined as of such date as the Corporation's Board fixes in its discretion) pro rata.

#### ARTICLE VIII.

Membership in the Association shall consist of a Unit as created by the Plat of The Cove at Radiant Lake Condominiums, recorded in Book "K" of Plats at Page 309, records of Kootenai County, Idaho. Membership in the Association shall be appurtenant to ownership of such a Unit, and may not be separated therefrom. Proof of ownership of a Unit created by said Plat, and described in, and subject to, the Condominium Declaration, shall constitute sufficient proof of membership in the Corporation.

ARTICLE IX.

Authorization of assessments to be levied upon all members of the corporation are herein granted. The Board of Directors are herein authorized to fix the amount and collection of assessments by such methods as are provided in, and consistent with, the subject Declaration. Assessments are enforceable by legal action as provided in the subject Declaration.

ARTICLE X.

The voting members, as defined herein, shall not enjoy the right of cumulative voting in any election for directors of the corporation.

DATED this 24<sup>th</sup> day of February, 2016.

INCORPORATOR

MJE PROPERTIES, LLC

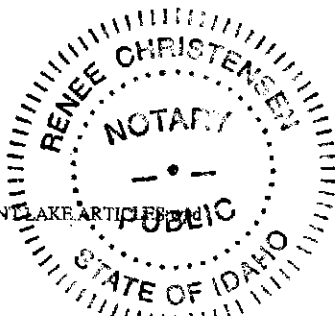
By: Cave

DAVE JOHNSON  
Managing Member

STATE OF IDAHO           )  
  ) ss.  
County of Kootenai       )

On this 24<sup>th</sup> day of February, 2016, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared, DAVE JOHNSON, known or identified to me to be the Managing Member of MJE Properties, LLC, the Incorporator for The Cove at Radiant Lake Condominium Association, Inc., the person whose name is subscribed to the within instrument and who acknowledged that he executed the same.

WITNESS my hand and official seal.



Renee Christensen  
Notary Public in and for the State of Idaho  
Residing at: Post Falls  
My commission expires: 10/12/18

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