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**ARTICLES OF INCORPORATION**

SECRETARY OF STATE  
STATE OF IDAHO

**NORTHVIEW ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a non-profit corporation under the laws of the State of Idaho in compliance with the provisions of Title 30, Chapter 30, Idaho Code, does hereby certify, declare and adopt the following Articles of Incorporation:

**ARTICLE I - NAME**

The name of the corporation shall be Northview Estates Property Owners Association, Inc. (the "Association").

**ARTICLE II - TERM**

The period of existence and duration of the Association shall be perpetual.

**ARTICLE III - NON-PROFIT**

The Association shall be a non-profit, membership corporation.

**ARTICLE IV - REGISTERED OFFICE AND AGENT**

The name of the initial registered agent and street address of the registered office for the Association is: Scott L. Poorman, 8884 N. Government Way, Suite E, Hayden, ID 83835.

**ARTICLE V - PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to the Members thereof. The Association is formed for the general purpose of providing management services for the owners of NORTHVIEW ESTATES, a subdivision plat recorded in Book 7 of Plats at Page 271, records of Bonner County, Idaho, including without limitation:

A. To exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions Easements and Restrictions for NORTHVIEW ESTATES recorded on January 20, 2006 as Bonner County Instrument No. 696535, (the "Declaration") as amended from time to time as therein provided;

B. To levy and collect assessments, pursuant to the terms of the Declaration, as needed for the efficient operation of NORTHVIEW ESTATES and the benefit of the Members, and for all other expenses incident to the conduct of the business of the Association;

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C. To 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 or personal property in connection with the affairs of the Association under the limitations imposed by the Declaration; and

D. To have and exercise any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Act may by law now or hereafter have or exercise, subject only to limitations contained in the Declaration and any amendments thereto, and the Bylaws of the Association ("Bylaws").

#### **ARTICLE VI - MEMBERSHIP**

Every Owner, as defined in the Declaration, of a Lot in NORTHVIEW ESTATES shall automatically be a Member of the Association.

Membership in the Association shall be appurtenant to and may not be separated from ownership of a Lot in NORTHVIEW ESTATES.

#### **ARTICLE VII - BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board of Directors (collectively the "Board," individually "Directors") to carry out all of the powers and duties of the Association as set forth herein. The Board shall consist of not less than three (3) and not more than seven (7) Directors. The number of Directors may be changed by amendment of the Bylaws, but in no event shall the number of Directors be less than three (3). The names and addresses of the persons who shall serve as the initial Board of Directors until the selection of their successors are as follows:

Greg D. McFarland	5501 Pacific Hwy E, Suite 2, Fife, WA 98424-2526
B. Corry McFarland	5501 Pacific Hwy E, Suite 2, Fife, WA 98424-2526
Michelle Roof	5501 Pacific Hwy E, Suite 2, Fife, WA 98424-2526

#### **ARTICLE VIII - INDEMNIFICATION**

No Director, Officer or Member of the Association shall be held personally liable for any action, debt, obligation or other liability of the Association. The Association will defend and indemnify any person who serves as an Officer or Director for claims arising out of or related to any action taken or decision made on behalf of the Association in good faith within the scope of the person's authority as an Officer or Director of the Association.

#### **ARTICLE IX - ASSESSMENTS**

Each Member shall be liable for the payment of Assessments pursuant to the Declaration and as set forth in the Association Bylaws. The Association shall have the right to record a lien against any owner's fractional interest for all assessments levied, and shall have the right to enforce such lien as set forth in the Bylaws and in accordance with Idaho Code.

## ARTICLE X - BYLAWS

The Bylaws of this Association may be altered, amended, or new Bylaws adopted at any regular meeting, or any special meeting of the Members of the Association called for that purpose, by the affirmative votes of no less than seventy five percent (75%) of the total voting power of the Association's Members or as otherwise set forth in the Bylaws. For the purpose of specifying in detail the rights, responsibilities, duties and obligations of the Association's Board of Directors, the officers, employees and agents of the Association, and the Members for the payment of Assessments, the Bylaws may incorporate by reference the provisions of the Declaration.

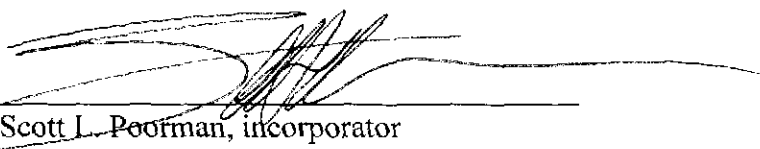
## ARTICLE XI - DISSOLUTION

The Association shall only be dissolved at a regular meeting, or a special meeting of the Association called for that purpose, by the affirmative votes of no less than seventy five percent (75%) of the total voting power of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, any real property or other assets owned by the Association shall be distributed as follows: (i) dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created; or (ii) granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes. Notwithstanding any other provisions of these Articles, the Association shall not carry on any other activities not permitted by any organization exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States internal revenue law).

## ARTICLE XII - AMENDMENTS

Amendment of these Articles of Incorporation may be made at any regular meeting, or any special meeting of the Members of the Association called for that purpose, by the affirmative votes of no less than seventy five percent (75%) of the total voting power of the Association's Members, and, if required by the Declaration, the consent of holders of Mortgages on fractional interest in NORTHVIEW ESTATES who have requested of the Association in writing to provide them notice of proposed action which affects their interests. No amendment which is inconsistent with the provisions of the Declaration shall be valid.

Approved and adopted this 17 day of September, 2015.

  
Scott L. Poorman, incorporator  
PO Box 2871  
Hayden, ID 83835

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