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**ARTICLES OF INCORPORATION
OF
THE BRIDGES AT LAKEMOOR OWNERS ASSOCIATION, II -FILED-**

For Office Use Only

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KNOW ALL PERSONS BY THESE PRESENTS:

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 3, Idaho Code, does hereby certify, declare and adopt the following Articles of Incorporation:

**ARTICLE I
NAME**

The name of the corporation shall be The Bridges at Lakemoor Owners Association, Inc. (hereinafter, the "**Corporation**").

**ARTICLE II
TERM**

The period of existence and duration of the life of this Corporation shall be perpetual.

**ARTICLE III
NONPROFIT**

This Corporation shall be a nonprofit, membership corporation.

**ARTICLE IV
REGISTERED AGENT**

Hawkins Registered Agent LLC, an Idaho limited liability company, with an address of 855 W. Broad Street, Suite 300, Boise Idaho 83702 is hereby appointed as the initial registered agent of the Corporation.

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

This Corporation does not contemplate pecuniary gain or profit to the Members thereof, and the Corporation is formed to own real and personal property for the benefit of the Owners of Lots within The Bridges at Lakemoor, and in the event of the lack of a Maintenance Director under the Common Area Maintenance Agreement for The Bridges at Lakemoor recorded in the records of Ada County on January 19, 2017, as Instrument No. 2017-005856 ("CAMA"), to act as Maintenance Director as to such real and personal property as contemplated by the Covenants, Conditions, and Restrictions for The Bridges at Lakemoor to be recorded in the records of Ada County by the owners of the property (CC&Rs), and for this purpose to:

(A) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the CC&Rs as amended from time to time as therein provided, said CC&Rs as may be amended being incorporated herein as if set forth at length;

(B) Fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the CC&Rs and all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation;

(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 or personal property in connection with the affairs of the Corporation under the limitations imposed by the CC&Rs;

(D) Borrow money; and

(E) Have and exercise any and all powers, rights and privileges that 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 CC&Rs and bylaws of the Corporation ("Bylaws").

ARTICLE VI MEMBERSHIP

Each person or entity holding fee simple interest of record to a Lot subject to the CC&Rs, and buyers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation, shall be a Member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of a Lot.

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Corporation shall be managed by a Board of not less than three (3) nor more than five (5) Directors, as determined by the Board, who need not be Members 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:

Paul Stephens	855 Broad Street, Suite 300 Boise, Idaho 83702
Jeff De Voe	855 Broad Street, Suite 300 Boise, Idaho 83702
Shayna Cox	855 Broad Street, Suite 300 Boise, Idaho 83702

**ARTICLE IX
ASSESSMENTS**

Each Member shall be liable for the payment of Assessments provided for in the CC&Rs and as set forth in the Bylaws.

**ARTICLE XI
DISSOLUTION**

The Corporation shall only be dissolved at a regular meeting, or a special meeting of the Corporation called for that purpose, by the affirmative votes of the Members holding at least 75% of the votes represented at the meeting and entitled to vote on the matter. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the real property and other assets of the Corporation shall be: (i) dedicated to an appropriate public agency to be used for purposes similar to those for which the Corporation was created; or (ii) granted, conveyed, and assigned to a nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes; or (iii) distributed to the Owners of Lots to be held by them as tenants in common in proportion to the square feet of the Property owned by each Owner.

**ARTICLE XII
AMENDMENTS**

Amendment of these Articles of Incorporation may be made (a) at any regular meeting or any special meeting of the Corporation called for that purpose by the affirmative votes of not less than 66 2/3% of the votes represented at the meeting and entitled to vote on the matter or (b) in accordance with Idaho Code, by the written consent of Members holding 66 2/3% of the votes in the Corporation. No amendment which is inconsistent with the provisions of the CC&Rs shall be valid.

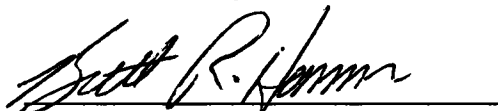
**ARTICLE XIII
MEANING OF TERMS**

Except as otherwise defined herein, all terms appearing herein initially capitalized shall have the same meanings as are applied to such terms in the CC&Rs.

**ARTICLE XIV
INCORPORATION**

Brett R. Hamm, with an address of 855 W. Broad Street, Suite 300, Boise, Idaho 83702, shall be the incorporator of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of September, 2021.


Brett R. Hamm, Incorporator