

ARTICLES OF INCORPORATION  
of  
HONEYSUCKLE GLADE, PHASE I  
CONDOMINIUM OWNERS ASSOCIATION, INC.

**FILED EFFECTIVE**  
07 OCT -9 AM 8:44  
SECRETARY OF STATE  
STATE OF IDAHO

KNOW ALL MEN BY THESE PRESENTS that, Dennis M. Davis, being over the age of eighteen (18) years, and for the purposes of forming a corporation under the Idaho Nonprofit Corporation Act, hereby certifies and adopts the following Articles of Incorporation:

ARTICLE I.  
NAME

The name of the Corporation (hereinafter called the "Association" or "Condominium Association") is HONEYSUCKLE GLADE, PHASE I, CONDOMINIUM OWNERS ASSOCIATION, INC., and it is a nonprofit corporation.

ARTICLE II.  
DURATION

The Association shall exist perpetually.

ARTICLE III.  
PURPOSES AND POWERS OF THE ASSOCIATION

This Association does not contemplate the distribution of gains, profits, or dividends to its Members. The specific primary purposes for which it is formed are to provide for the acquisition, construction, management, operation, administration, maintenance, repair, improvement, preservation, insurance, and architectural control of the Common Areas located within that certain residential condominium, and including the Common Areas of any subsequent condominium Units which may hereafter be annexed, and which condominium is located in the City of Hayden, Kootenai County, Idaho, commonly known as "Honeysuckle Glade, Phase I, A Condominium" and to promote the health, safety and welfare of all owners and tenants using the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for such purpose, all according to that certain Declaration of Covenants, Conditions, Restrictions and Reservations for Honeysuckle Glade, Phase I, A Condominium, and any condominium declaration executed pursuant to Title 55, Chapter 15, Idaho Code, (collectively referred to as the "Condominium Declaration") recorded or to be recorded with respect to said property in the Office of the Recorder of Kootenai County.

In furtherance of said purposes, and subject to the approval of Members as required by the Condominium Declaration and the remaining Project Documents, this Condominium Association shall have power to:

IDAHO SECRETARY OF STATE  
10/09/2007 05:00  
CR: NONE CT: 24485 BH: 1079495  
1 0 30.00 \* 30.00 INC NONP # 2

C175351

- a. Perform all of the duties and obligations of the Condominium Association such as are contained in the recorded Condominium Declaration and related governing documents;
- b. Fix, levy, collect and enforce Assessments as set forth in the Condominium Declaration;
- c. Pay all expenses and obligations incurred by the Association in the conduct of its business, including, without limitation, all licenses, taxes or governmental charges levied or imposed, against the Association property;
- d. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, exchange, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- e. Make contracts and incur liabilities, borrow money and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- f. Dedicate, sell, transfer, or grant easements over all or any part of the subject property to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members;
- g. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional property to the property managed by the Association;
- h. Have and exercise any and all powers, rights, and privileges which a corporation organized under the Nonprofit Corporation Act of the State of Idaho by law may now or hereafter have or exercise, subject only to limitations in the Bylaws and the Condominium Declaration and the amendments and supplements thereto.
- i. Have and exercise any and all other powers as may be set forth in the Condominium Declaration, the subdivision and the condominium plat or plats, and under the laws of the State of Idaho, (including the Condominium Property Act).

#### ARTICLE IV. MEMBERS AND MEMBERSHIP

Section 1. Non-stock Corporation. Participation in management and ownership of the Association shall be by membership only. The Association shall issue no stock and shall have no shareholders.

Section 2. Membership. The Owner of a Lot or Unit, as defined in the Condominium Declaration, shall automatically, upon becoming an Owner, be a Member of the Association, and shall remain a Member thereof until such time as its ownership

ceases for any reason, at which time its membership in the Condominium Association shall automatically cease. Membership shall be in accordance with the Condominium Declaration, these Articles of Incorporation and the Bylaws of the Condominium Association.

Section 3. Transferred Membership. Membership in the Condominium Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Unit to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void. In the event the Owner of any Unit should fail or refuse to transfer the membership registered in its name to the purchaser of its Unit, the Condominium Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller shall be null and void.

Section 4. Voting Rights. The voting rights of Members shall be as set forth in Article 9 of the Condominium Declaration and as further governed by the Bylaws of the Condominium Association.

Section 5. Voting Requirements. Except where otherwise expressly provided in the Condominium Declaration, these Articles of Incorporation, or the Bylaws, any action by the Condominium Association which must have the approval of the Condominium Association membership before being undertaken, shall require the vote or written assent of the prescribed percentage of a quorum of the total voting power of the Condominium Association.

Section 6. Limitation of Payment to Dissenting Member. Membership in the Condominium Association is appurtenant to and cannot be segregated from ownership of a Unit within the jurisdiction of the Condominium Association. Except upon dissolution of the Condominium Association, a dissenting Member shall not be entitled to any return of any contribution or other interest in the Condominium Association.

#### ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Condominium Association shall be at 5097 Business Center Drive, Coeur d'Alene, Idaho 83814, , and the registered agent at such address shall be Wade Jacklin

#### ARTICLE VI. BOARD OF DIRECTORS; INCORPORATOR

The affairs of this Condominium Association shall initially be managed by a Board of three (3) Directors, who shall be Members of the Condominium Association, or agents of a corporate Member. The number of Directors may be changed by the amendment of the Bylaws of the Condominium Association. The names and addresses of the initial three (3) Directors of the Condominium Association until the selection of their successors, are:

Name	Address
Wade Jacklin	5097 Business Center Drive Coeur d'Alene, ID 83814
Jon Harper	5097 Business Center Drive Coeur d'Alene, ID 83814
Josh Bowdish	5097 Business Center Drive Coeur d'Alene, ID 83814

The name and address of the incorporator of this Condominium Association is as follows:

Dennis M. Davis  
Witherspoon, Kelley, Davenport  
& Toole, P.S.  
608 Northwest Boulevard., Suite 401  
Coeur d'Alene, Idaho 83814  
[www.wkdtlaw.com](http://www.wkdtlaw.com)

#### ARTICLE VII. INDEMNIFICATION

A Director of the Condominium Association shall not be personally liable to the Association for monetary damages arising from any conduct as a Director, except this limitation on liability shall not apply to (i) acts or omissions involving intentional misconduct by the Director or a knowing violation of law by the Director; or (ii) any transaction from which the Director will personally receive a benefit in money, property, or services to which the Director is not legally entitled. If the Idaho Business Corporation Act and/or the Idaho Nonprofit Corporation Act is amended to authorize corporate action further eliminating or limiting the personal liability of corporate Directors, then the liability of a Director of this Condominium Association shall be eliminated or limited to the fullest extent permitted by such law or laws, as so amended.

Any repeal or modification of the foregoing paragraph shall not adversely affect any right or protection of a Director of the Condominium Association existing at the time of such repeal or modification.

The Condominium Association has the power to indemnify, and to purchase and maintain insurance for its Directors, officers, trustees, employees, and other persons and agents. Without limiting the generality of the foregoing, the Condominium Association shall indemnify its Directors against all liability, damages, and costs or expenses (including attorneys' fees) arising from or in any way connected with service for, employment by, or other affiliation with this Condominium Association to the maximum extent and under all circumstances permitted by law.

ARTICLE VIII.  
DISSOLUTION

In the event of the dissolution, liquidation, or winding up, of the Condominium Association, after paying or adequately providing for the debts and obligations of the Association, the Directors or person in charge of the liquidation shall divide the remaining assets among the Members in accordance with their respective rights thereto as established in the Condominium Declaration.

IX.  
BYLAWS

Except as set forth in the Condominium Declaration, the Board of Directors is authorized to make, alter, amend, or repeal the Bylaws of this Condominium Association and members shall have the power to alter, amend, or repeal such Bylaws only as provided therein.

ARTICLE X.  
AMENDMENT OF ARTICLES

These Articles may be amended at any time and in any manner by the vote or written consent of sixty-seven percent (67%) of the total voting power of the Condominium Association; provided, however, that the percentage of the voting power necessary to amend a specific clause or provision herein shall not be less than the percentage of affirmative votes prescribed for action to be taken under said clause or provision; and provided further, that any such amendment shall not be inconsistent with the law. Pursuant to Section 55-1506, Idaho Code, no amendment of these Articles shall be effective until the same is recorded in the office of the Recorder of Kootenai County.

For the purpose of forming this Condominium Association under the laws of the State of Idaho, the undersigned, being the incorporator of this Association, has executed these Articles of Incorporation on October 4, 2007.

  
\_\_\_\_\_  
DENNIS M. DAVIS, Incorporator