



**Department of State.**

**CERTIFICATE OF INCORPORATION  
OF**

***MOSCOW PROFESSIONAL BUILDING CONDOMINIUM, INC.***

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of \_\_\_\_\_

***MOSCOW PROFESSIONAL BUILDING CONDOMINIUM, INC.***

duly signed pursuant to the provisions of the Idaho Nonprofit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated February 11th, 19 85.



*Pete T. Cenarrusa*  
SECRETARY OF STATE

\_\_\_\_\_  
Corporation Clerk

ARTICLES OF INCORPORATION  
OF  
MOSCOW PROFESSIONAL BUILDING CONDOMINIUM, INC.

In compliance with the requirement of Chapter 3 of Title 30, Idaho Code, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

FIRST: Name. The name of the corporation is Moscow Professional Building Condominium, Inc., hereinafter called the "Association."

SECOND: Duration. The period of its duration is perpetual.

THIRD: Purpose and powers of the Association. This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, and control of the common area easements within that certain tract of property described in that certain Master Deed dated January 30, 1985, recorded in the Office of the Clerk and Recorder of Latah County, Idaho, and to promote the health, safety, and welfare of the owners within the above described property, and for these purposes:

(a) Powers and privileges. To 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 Master Deed as same are applicable to the property described therein and as the same may be amended from time to time as therein provided, said Master Deed being incorporated herein as if set forth at length;

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(b) Assessments and expenses. To fix, levy, collect, and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of said Master Deed and the Bylaws of the Association; to pay all expenses in connection therewith and all office and other 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) Property. 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;

(d) Debts. To borrow money, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(e) Laws. To have and to execute any and all powers, rights, and privileges which a corporation organized under the Idaho Nonprofit Corporation Act by law may now or hereafter have or exercise.

FOURTH: Membership. Every person or entity who is a record owner of a fee interest in any unit which is subject to the Master Deed aforesaid is subject to assessment by the Association, and qualifies in accordance with the Bylaws, 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. Ownership of any such

unit shall be the sole qualification for membership.

FIFTH: Office and registered agent. The address of the initial registered office of the Association is 619 South Washington Street, #103, Moscow, Idaho 83843, and the name of its registered agent at such address is John M. Ayers, Jr.

SIXTH: Board of directors. The affairs of this Association shall be managed by a Board of Directors. The initial Board of Directors shall be composed of nine persons who need not be members of the Association. The number may be changed pursuant to the Bylaws 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>
John M. Ayers, Jr.	1606 Pine Cone Raod, Moscow, Idaho 83843
Charles A. Brown	619 South Washington St., Moscow, Idaho 83843
Ronald R. Helm	SE 840 Green Hill Road, Pullman, Washington 99163
Michael S. Hess	816 Hathaway, Moscow, Idaho 83843
Richard A. Jacobs	1220 Nearing Road, Moscow, Idaho 83843
Dwain A. Leonhardt	2231 Weymouth, Moscow, Idaho 83843
V. Spencer Long	SE 410 Dearby, Pullman, Washington 99163
Carl M. Melina	1005 Orchard Avenue, Moscow, Idaho 83843
Donald J. Sprenger	Route 1, Box 140-A, Troy, Idaho 83871

SEVENTH: Incorporators. The name and address of each incorporator is:

<u>Name</u>	<u>Address</u>
John M. Ayers, Jr.	1606 Pine Cone Road, Moscow, Idaho 83843
Charles A. Brown	619 South Washington #301, Moscow, Idaho 83843
Ronald R. Helm	SE 840 Green Hill Road, Pullman, Washington 99163
Michael S. Hess	816 Hathaway, Moscow, Idaho 83843
Richard A. Jacobs	1220 Nearing Road, Moscow, Idaho 83843
Dwain A. Leonhardt	2231 Weymouth, Moscow, Idaho 83843
V. Spencer Long	SE 410 Derby, Pullman, Washington 99163
Carl M. Melina	1005 Orchard Avenue, Moscow, Idaho 83843
Donald J. Sprenger	Route 1, Box 140-A, Troy, Idaho 83871

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NINTH: Amendments. Amendment of these Articles shall require the assent of 75% of the members.

John M. Ayers, Jr.

Ronald R. Helm  
Ronald R. Helm

Charles A. Brown

  
Michael S. Hess

Richard A. Jacobs  
Richard A. Jacobs

Michael S. Hess



Dwain A. Leonhardt

Spencer Long  
V. Spencer Long

Carl M. Melina  
Carl M. Melina

Donald J. Sprenger  
Donald J. Sprenger

STATE OF IDAHO )  
 ) ss.  
County of Latah )

**ARTICLES OF INCORPORATION OF  
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and Donald J. Sprenger, the parties to the foregoing certificate of incorporation, known to me personally to be such, and I have first made known to each of them, the contents of said certificate, and they did acknowledge that each signed, sealed, and delivered the same as his voluntary act and deed, and each deposes that the facts therein stated were fully set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the date last above written.

B. J. Swanson  
NOTARY PUBLIC, in and for the  
State of Idaho, residing at **TRAY**  
~~Moscow~~, therein.

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