

FILED EFFECTIVE

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SECRETARY OF STATE
STATE OF IDAHO

**ARTICLES OF INCORPORATION
OF
BIG ROCK CONDOMINIUMS PROPERTY OWNERS' ASSOCIATION, INC.
A NONPROFIT CORPORATION**

The undersigned, acting as the incorporator of a corporation under, and pursuant to the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code (Act) adopt the following Articles of Incorporation for the Corporation.

ARTICLE 1. NAME

The name of the Corporation shall be BIG ROCK CONDOMINIUMS PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE 2. NON-PROFIT STATUS

This Corporation shall be a nonprofit corporation.

ARTICLE 3. DURATION

The period of this Corporation shall be perpetual.

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ARTICLE 4. PURPOSES

The purposes for which this Corporation is organized are as follows:

(a) To perform the functions and provide service as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Big Rock Condominiums, located in Idaho County, Idaho, hereinafter referred to as the "Declaration."

(b) To be operated exclusively for the above-stated purposes and for other non-profit purposes within the meaning of Section 528 of the Internal Revenue Code of 1986, as amended from time to time, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under such Section 528.

(c) To exercise all powers granted by law necessary and proper to carry out the above stated purposes and to further common interests of the membership. Nothing herein contained shall be deemed to authorize or permit the Corporation to carry on any business for profit, to exercise any power, or to do any act that a corporation formed under the Act, or any amendment thereto or substitute therefor, may not at that time lawfully carry on or do.

ARTICLE 5. NON-STOCK CORPORATION

This Corporation shall be non-stock, and no dividends or pecuniary profits shall be declared or paid to its members.

ARTICLE 6. MEMBERS

The Corporation shall have one (1) class of Members who shall be voting Members.

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ARTICLE 7. ASSESSMENTS

Assessments shall be levied against the members in accordance with the Declaration. The amount and method of collection of said assessments shall be as provided in the Declaration. Assessments may be made enforceable by civil action or by the forfeiture of membership, or both, upon notice given in writing twenty (20) days before commencement of such action or such forfeiture. Assessments may be secured by a lien upon real property to which membership rights are appurtenant, and action may be brought to foreclose any such lien.

ARTICLE 8. LIMITATIONS

No part of the net earnings or the assets of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 4 hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986, as amended from time to time.

ARTICLE 9. DISTRIBUTION ON DISSOLUTION

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for payment of liabilities of the Corporation, distribute all the assets of the Corporation consistent with the purposes of the Corporation, to such organization or organizations as shall at the time qualify as exempt organizations under Section 528 of the Internal Revenue Code of 1986, as amended from time to time, in such manner as the Board of Directors shall determine. Any such assets not so distributed shall be distributed by the district court of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organizations, as such court shall determine to be consistent with the purposes of the Corporation.

ARTICLE 10. REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the Corporation shall be, 1065 Loafer Lane, Weiser, ID 83672. The name of the Corporation's initial registered agent at such address is BRUCE WAY.

ARTICLE 11. MAILING ADDRESS FOR FUTURE CORRESPONDENCE

The mailing address for future correspondence of the Corporation shall be 1065 Loafer Lane, Weiser, ID 83672.

ARTICLE 12. DIRECTORS

The affairs of the Corporation shall be managed by its Board of Directors. The Board of Directors shall consist of not less than three (3) nor more than five (5) individuals, who shall, after transfer of control of the Association, all be members of the Corporation. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the

Directors shall be elected by the members in the manner and for the term provided in the Bylaws of the Corporation.

The name and mailing address of the persons constituting the initial Board of Directors is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Bruce Way	1065 Loafer Lane, Weiser, ID 83672
Ron Lattimer	116420 SE McGillivray Blvd, Ste 103, PMB 408, Vancouver, WA 98683
Sadie Noah	802 N. 3 rd Street, Suite A, McCall, ID 83638

ARTICLE 13. INCORPORATOR

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

<u>NAME</u>	<u>ADDRESS</u>
Ron Lattimer	116420 SE McGillivray Blvd, Ste 103, PMB 408, Vancouver, WA 98683

ARTICLE 14. BYLAWS

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws.

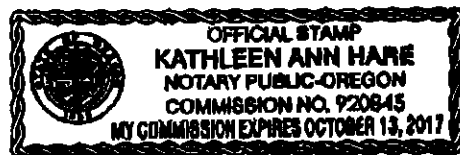
DATED this 15th day of November, 2013.

Ron Lattimer
RON LATTIMER, Incorporator

STATE OF Oregon)
(ss.
County of Multnomah

On this 15th day of November, 2013, before me, Kathleen Ann Hare
a Notary Public in and for said State, personally appeared RON LATTIMER, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Kathleen Ann Hare
NOTARY PUBLIC FOR Oregon
My Commission Expires: October 13, 2017