

**ARTICLES OF INCORPORATION
of
CREATIVE WAY COMMERCE PARK OWNERS ASSOCIATION, INC.**

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

ARTICLE I - NAME

The name of the Corporation is CREATIVE WAY COMMERCE PARK OWNERS ASSOCIATION, INC.

ARTICLE II - NONPROFIT STATUS

The Corporation is a nonprofit membership corporation.

ARTICLE III - PERIOD OF DURATION

The period of duration of the Corporation is perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The location of the Corporation is in the City of Post Falls, County of Kootenai, and in the State of Idaho. The address of the initial registered office is Eleven-Fourteen, Inc., and the name of the initial registered agent at this address is 608 Northwest Blvd., Ste. #300, Coeur d'Alene, ID 83814.

ARTICLE V - PURPOSES

The purposes for which the Corporation is organized and will be operated are as follows:

- A. The exercise of all the powers and privileges and the performance of all the duties and obligations of the Corporation, (as the same is identified as the "Association"), as set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Expo at Post Falls 7th Addition recorded as Instrument No. 2751504000, official records of Kootenai County, Idaho, (the "Declaration"), as amended from time to time.
- B. The transaction of any or all lawful business for which corporations may be incorporated under the Idaho Nonprofit Corporation Act, subject only to limitations in the Bylaws of the Corporation, the Declaration and any amendments and supplements thereto.
- C. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes, including, but not limited to, the power to accept donations of money, property, whether real or personal, or any other things of value. 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 VI - 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 V hereof. No substantial part of the activities of the Corporation shall be for 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 provisions 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 VII - MEMBERS

Each person or entity holding fee simple interest of record to every Parcel exclusive of Lot 1, Block 2, located in the Expo at Post Falls 7th Addition, according to the plat thereof, ("Member Parcels") and purchasers of Member Parcels 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 any Member Parcel located in the Expo at Post Falls 7th Addition. Except for the Class B Member, there shall be one (1) membership in the Corporation for each of the Member Parcels located in the Expo at Post Falls 7th Addition subdivision. Members of the Corporation must be owners of Member Parcels within the Expo at Post Falls 7th Addition subdivision.

ARTICLE VIII - VOTING RIGHTS

The Corporation shall have two (2) classes of voting membership:

A. **Class A Members.** The Class A Members shall be owners of Parcels within the Expo at Post Falls 7th Addition subdivision, except for (i) the owner(s) of Lot 1, Block 1, and, (ii) Declarant (as defined in the Declaration). The Class A Members shall be entitled to one (1) vote for each Member Parcel owned by such Class A Members on the day of the vote.

B. **Class B Member.** Declarant shall be the Class B Member and shall be entitled to ten (10) votes for each Member Parcel owned by Grantor within the Expo at Post Falls 7th Addition subdivision. The Class B Member shall cease to be a voting Member in the Corporation at the earlier to occur of the following:

- a. At such time as one hundred percent (100%) of all Member Parcels located in Expo at Post Falls 7th Addition have been deeded to owners other than the Declarant; or
- b. Ten (10) years from the Close of Sale of the first Member Parcel sold; or
- c. Upon Declarant's written relinquishment of its Class B Membership.

ARTICLE IX - BOARD OF DIRECTORS

The affairs of the Corporation shall be managed by its Board of Directors. The number of Directors serving on the Board of Directors shall be fixed in accordance with the Corporation's Bylaws. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected in the manner and for the term provided in the Bylaws of the Corporation.

The names and street addresses of the three (3) persons constituting the initial Board of Directors are:

<u>NAME</u>	<u>ADDRESS</u>
James R. Watson	101 Main St., Ste. A, Seal Beach, CA 90740
Robert W. McCone	101 Main St., Ste. A, Seal Beach, CA 90740
Monica Justin	101 Main St., Ste. A, Seal Beach, CA 90740

ARTICLE X - ASSESSMENTS

Each Member shall be liable for the payment of Assessments provided for in the Declaration and as otherwise set forth in the Bylaws of the Corporation.

ARTICLE XI - DISTRIBUTION ON DISSOLUTION

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all 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 that time qualify as exempt organizations under Section 501(c)(12) 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 the purposes or to such organizations, as such court shall determine to be consistent with the purposes of the Corporation.

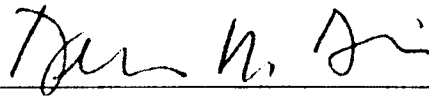
ARTICLE XII - INCORPORATOR

The name and street address of the incorporator is Dennis M. Davis, 608 Northwest Blvd., Ste #300, Coeur d'Alene, ID 83814.

ARTICLE XIII - BYLAWS

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws. The Board of Directors of the Corporation shall be authorized to amend the Corporation's Bylaws at a properly noticed special or regular meeting of the Board of Directors. Neither these Articles nor the Bylaws of the corporation shall be amended or otherwise changed or interpreted to be inconsistent with the Declaration.

DATED this 9th day of June, 2021.



Dennis M. Davis, Incorporator