

2006 SEP -6 PM 2:58

SECRETARY OF STATE  
STATE OF IDAHO

**ARTICLES OF INCORPORATION**

**OF**

**GOOSE CREEK CONDOMINIUM OWNERS' ASSOCIATION, INC.**

IDAHO SECRETARY OF STATE  
09/06/2006 05:00  
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In compliance with the requirements of Idaho Code, Title 30, Chapter 3, the undersigned, a resident of Idaho, in order to form a corporation not for profit, does hereby certify:

**Article I**

The name of the corporation is **Goose Creek Condominium Owners' Association, Inc.**, hereinafter called the "Association."

**Article II**

The principal office of the Association is located at 5093 Quail Summit, Boise, Idaho 83703.

**Article III**

**Robert D. Erland**, whose address is 5093 Quail Summit, Boise, Idaho 83703, is hereby appointed the initial registered agent of this Association.

**Article IV**

This Association does not contemplate pecuniary gain or profit to the Members thereof, and the Association is formed for the purpose to act as the Management Body, as defined in the Condominium Property Act, Idaho Code, Sections 55-1501, et. al, with all powers and obligations enumerated therein and to provide for certain regulation of the use of the units located in the Goose Creek Condominiums, including without limitation, the following, which are in addition to those found in the Condominium Property Act:

(a) To promote the health, safety and welfare of the Owners within the property.

(b) 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 Condominium Declaration for Goose Creek Condominiums, hereinafter called the "Declaration" applicable to the property and recorded or to be recorded in the office of the Ada County Recorder, Ada County, Idaho, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(c) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all 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 government charges levied or imposed against the property of the Association;

(d) 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;

(e) 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) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Idaho by law may now or hereafter have or exercise, subject only to limitations contained in the Declaration and any amendments thereto, and the Bylaws of the Association.

### **Article V**

Every person or entity who is a record owner of a fee or undivided fee interest in any unit in the Goose Creek Condominiums 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. Membership shall be appurtenant to and may not be separated from ownership of any unit.

### **Article VI**

There shall be one (1) vote for each Unit owned.

**Notwithstanding anything contained herein to the contrary, the Declarant, as set forth in the Declaration, shall have the exclusive right, power and authority to appoint and elect the Board of Directors, amend these Articles and the Association's Bylaws, and otherwise manage the affairs of the project and the Association so long as the Declarant owns a Unit in the Project.**

### **Article VII**

The affairs of this Association shall be managed by a Board of three (3) Directors. The number of directors may be changed by amendment of the Bylaws of the Association, but in no event shall the number be less than three (3). The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

**Robert D. Erland      5093 Quail Summit  
Boise, Idaho 83703**

**Sharon N. Erland      5093 Quail Summit  
Boise, Idaho 83703**

**Keri Erland            5093 Quail Summit  
Boise, Idaho 83703**

### **Article VIII**

The Association may be dissolved with the affirmative vote of at least two-thirds (2/3) of the total voting power of the Association at a regular or special meeting at which a quorum is present. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency or to a non-profit organization with similar purposes to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

### **Article IX**

The Bylaws of the Association may be altered, amended, or new Bylaws adopted at any regular meeting, or any special meeting of the Association called for that purpose, by the affirmative votes of more than fifty percent (50%) of the total voting power of the Association's Members or as otherwise set forth in the Bylaws.

### **Article X**

The Corporation shall exist perpetually.

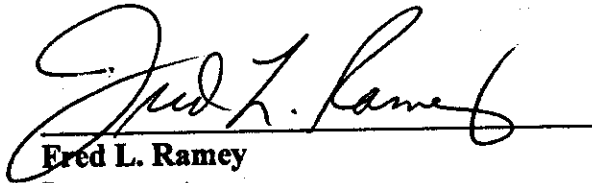
### **Article XI**

Amendment of these Articles shall require the assent of at least two-thirds (2/3) of the votes cast at a regular or special meeting at which a quorum is present.

### **Article XII**

The necessary quorum for all membership meetings shall be ten percent (10%) of the total number of members.

IN WITNESS WHEREOF, for the purposes of forming this Corporation under the laws of the State of Idaho, I, the undersigned, constituting the incorporator of this Association has executed these Articles of Incorporation, this 6<sup>th</sup> day of September, 2006.

A handwritten signature in dark ink, appearing to read "Fred L. Ramey", is written over a horizontal line.

**Fred L. Ramey**  
**Incorporator**  
**300 N. 6<sup>th</sup> Street, Suite 102**  
**Boise, Idaho 83702**