

FILED EFFECTIVE

2017 MAY -1 AM 9: 24

SECRETARY OF STATE
STATE OF IDAHO

**ARTICLES OF INCORPORATION
BLACKSTONE ESTATES HOMEOWNERS ASSOCIATION, INC.**

The undersigned adopt the following Articles of Incorporation for the purpose of forming a nonprofit, incorporated Homeowners Association under the Idaho Nonprofit Corporation Act.

**ARTICLE I
NAME**

The name of the Corporation (hereinafter called the "Association") is **Blackstone Estates Homeowners Association, Inc.**, an Idaho 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 property either owned by, or within the jurisdiction of, the Association (the "Association Property"), according to that certain subdivision plat located in Kootenai County, Idaho, commonly known as "Blackstone Estates," as recorded in Book K of Plats at Page 147, records of Kootenai County, Idaho; and to promote the health, safety and welfare of all owners and residents occupying the Association 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 Reservation of Easements recorded on May 5, 2008 as Kootenai County Instrument No. 2157488000, and any amendment thereto, (hereafter the "Declaration").

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

- a. Perform all of the duties and obligations of the Association as set forth in the Declaration;
- b. Fix, levy, collect and enforce Assessments as set forth in the 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. Own, administer, operate, maintain, repair, replace, and improve, for the benefit of the Members, the Common Area described in the Declaration;
- f. 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;
- g. 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;
- h. 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;
- i. 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.

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 in the Association Property 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 Association shall automatically cease. Membership shall be in accordance with these Articles of Incorporation and the Bylaws of the Association.

Section 3. Transferred Membership. Membership in the Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Lot 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 Lot should fail or refuse to transfer the membership registered in its name to the purchaser of its Lot, the 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. Classes of Membership. The Association shall have the following two (2) classes of voting membership:

- a. Class A Membership: Class A membership shall include all Owners of Lots other than the Grantor under the Declaration. Each Class A Member shall be entitled to one (1) vote for each Lot owned.
- b. Class B Membership: Class B membership shall be held by the Grantor, which shall be entitled to three (3) votes for each Lot owned. However, Class B membership shall cease and be converted to Class A membership when the total voting power outstanding in Class A membership shall equal the total voting power outstanding in the Class B membership; or twenty (20) years from the date of recordation of the Declaration, whichever occurs first.

If a Lot is owned by more than one (1) person, each such person shall be a Member of the Association, but the voting power attributable to that Lot shall not be increased by the joint ownership, and the vote of that Lot shall not be split. If the Owners of a particular Lot present at a meeting, in person or by proxy, cannot agree on how to vote on a specific matter, no vote shall be exercised by the Lot on that matter.

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

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

ARTICLE V INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Association shall be at 10075 N. Government Way, Hayden, Idaho 83835, and the registered agent at such address shall be Brent Baldwin.

ARTICLE VI BOARD OF DIRECTORS; INCORPORATOR

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

Brent Baldwin	Dan Taylor	Carla Taylor
10075 N. Gov't Way	10075 N. Gov't Way	10075 N. Gov't Way
Hayden, ID 83835	Hayden, ID 83835	Hayden, ID 83835

The name and address of the incorporator of this Association is:

Scott L. Poorman
Attorney at Law
320 E. Neider Ave., Suite 204
Coeur d'Alene, ID 83815

ARTICLE VII INDEMNIFICATION

A Director of the 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 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 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 Association existing at the time of such repeal or modification.

The 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 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 Association to the maximum extent and under all circumstances permitted by law.

ARTICLE VIII ASSESSMENTS

Each Member shall be liable for the payment of Assessments pursuant to the Declaration and as set forth in the Association Bylaws. The Association shall have the right to record a lien against any Owner's Lot for all assessments levied, and shall have the right to enforce such lien as set forth in the Declaration or Bylaws, and in accordance with Idaho law.

ARTICLE IX BYLAWS

The Bylaws of this Association may be altered, amended, or new Bylaws adopted at any regular meeting, or any special meeting of the Members 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. For the purpose of specifying in detail the rights, responsibilities, duties and obligations of the Association's Board of Directors, the officers, employees and agents of the Association, and the Members for the payment of Assessments, the Bylaws may incorporate by reference the provisions of the Declaration.

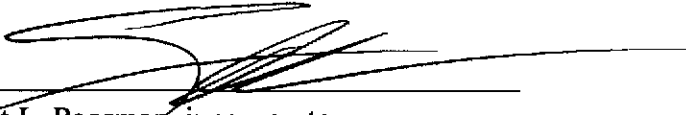
ARTICLE X DISSOLUTION

In the event of the dissolution, liquidation, or winding up of the 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 Declaration. Notwithstanding any other provisions of these Articles, the Association shall not carry on any other activities not permitted by any organization exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States internal revenue law).

**ARTICLE XI
AMENDMENT OF ARTICLES**

These Articles may be amended at any time and in any manner by the vote of not less than seventy percent (70%) of the total voting power of the Association (both classes of membership combined), or by the unanimous consent of the Members; 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 Idaho law. Additionally, for so long as the Grantor has the right to appoint a majority of the Board of Directors, any such amendment shall be subject to the approval of the Grantor.

Approved and adopted this 24 day of April 2017.



Scott L. Poorman, incorporator
320 E. Neider Ave., Suite 204
Coeur d'Alene, ID 83815

IDAHO SECRETARY OF STATE
05/01/2017 05:00
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1@ 30.00 = 30.00 INC MONP #2
1@ 20.00 = 20.00 EXPEDITE C #3