

**WILDCAT ON HAYDEN HOMEOWNERS ASSOCIATION,
INC.
ARTICLES OF INCORPORATION**

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The undersigned, for the purpose of forming a non-profit corporation under the laws of the State of Idaho, Title 30, Chapter 30, hereby adopts the following Articles of Incorporation.

ARTICLE I

Name

1.1 The name of the corporation shall be: Wildcat on Hayden Homeowners Association, Inc.

ARTICLE II

Duration

2.1 The term of existence of the corporation shall be perpetual.

ARTICLE III

Purposes and Powers/Non-profit Status/Dissolution

3.1 **Purposes.** The corporation is formed under the Idaho Non-profit Corporation Act for the purpose of exercising of all the powers and privileges and performing of all the duties and obligations of the Corporation, (as the same is identified as the "Association"), as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Wildcat on Hayden, to be recorded in the official records of Kootenai County, Idaho, (the "Declaration"), as amended from time to time.

3.2 **Powers.** In general, and subject to such limitations and conditions as are or may be prescribed by law and these Articles of Incorporation, as the same may from time to time be amended, the corporation shall have all powers which now or hereafter are conferred by law upon a corporation organized for the purposes set forth above, necessary or incidental to the powers so conferred or as are conducive to the attainment of the corporation's purposes.

3.3 **Non-profit Status.** No part of the net income, net earnings or principal assets of the corporation shall inure to the benefit of or be distributed to any member, director or officer of the corporation, or any other private individual other than as a legitimate object of the purposes stated in these Articles, but reimbursement for expenditures or the payment of reasonable compensation for services rendered shall not be deemed to be a distribution of income, earnings or principal.

3.4 **Limitation on Activities.** The corporation shall not carry on or engage in any political campaign relating to the candidacy of any person, initiative measure or other political activity.

3.5 Dissolution. Upon winding up and dissolution of the corporation, any assets remaining after paying of all debts and obligations shall be distributed to (i) the members of the corporation; or, (ii) to another tax-exempt non-profit corporation or organization with purposes consistent with the purposes of this corporation, provided that nothing herein shall prevent the corporation from selling any or all of the assets of the corporation to any other person, entity, taxing district or governmental body.

ARTICLE IV Bylaws

4.1 Bylaws for the corporation shall be adopted and may from time to time be amended, all in accordance with the provisions of the Act.

ARTICLE V Amendment of Articles

5.1 The corporation reserves the right to amend, alter, change, or repeal any provisions contained in the Articles of Incorporation in the manner now or hereafter prescribed by law, and all rights and powers conferred herein on the Members or Directors are granted subject to this reserved power.

ARTICLE VI Members

6.1 The corporation shall have members, ("Members") and there may be more than one class of membership. The qualification of Members, voting and other rights and privileges of Members and their liability for dues and assessments, including the method of collection thereof, shall be set forth in the Declaration and Bylaws, provided that such membership shall be limited to Owners as defined in the Declaration. The manner of determining and casting such vote shall be as set forth in the Declaration and Bylaws. There shall be no right to cumulative voting.

ARTICLE VII Director Liability Limitations

7.1 To the fullest extent that the Idaho Nonprofit Corporation Act and specifically Idaho Code 30-30-626, as they exist on the date hereof or may hereafter be amended, permits the limitation or elimination of the liability of directors, a director of the corporation shall not be liable to the corporation for monetary damages for his or her acts or omissions as a director. Any amendment or repeal of this Article VII shall not adversely affect any right or protection of a director occurring prior to such amendment or appeal.

ARTICLE VIII
Board of Directors

The number of the directors of the corporation, which shall not be less than three, shall be prescribed by the Bylaws of the corporation. The initial directors of the corporation will serve until their successors are appointed or elected and qualified, as prescribed in the Articles and Bylaws. The names and addresses of the initial directors are:

John V. Coleman 15250 N Wildcat Creek Road, Hayden Lake, ID 83835
Garett W. Jerde 15266 N Wildcat Creek Rd Hayden ID 83835
Erin M. McKeever 15266 N Wildcat Creek Rd Hayden ID 83835.

The powers and duties, number, qualifications, terms of office, manner of election, time and criteria for removal of directors shall be set forth in the Bylaws of the corporation.

ARTICLE X
Registered Agent and Registered Office Address

The name and address of the initial registered agent are as follows:

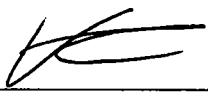
<u>Name:</u>	<u>Address:</u>
Eleven-Fourteen, Inc.	608 Northwest Blvd., Ste. 300 Coeur d'Alene, ID 83814

ARTICLE XI
Incorporator

The name and address of the incorporator of the corporation is as follows:

<u>Name:</u>	<u>Address:</u>
John V. Coleman	15250 N Wildcat Creek Road Hayden, ID 83835.

IN WITNESS WHEREOF the incorporator has affixed his signature on these Articles of Incorporation this 24th day of March, 2021.



John V. Coleman, Incorporator