

State of Idaho

Department of State

CERTIFICATE OF INCORPORATION OF

SUNBURST CONDOMINIUM GROUP, INC.

File number C 106370

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of SUNBURST CONDOMINIUM GROUP, INC. duly signed pursuant to the provisions of the Idaho Nonprofit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated: May 18, 1994



Pete T. Cenarrusa
SECRETARY OF STATE

By *Alta Sekel*

ARTICLES OF INCORPORATION

of

SEC. OF STATE

SUNBURST CONDOMINIUM GROUP, INC.

100.00 = 100.00
CK # 3510 CUST # 37625
19940518 0900 81413 2

We, the undersigned, acting as incorporators of a corporation under the Idaho Non-Profit Corporation Act, adopt the following Articles of Incorporation for the corporation.

Article I

Section 1.1. NAME. The name of the corporation is SUNBURST CONDOMINIUM GROUP, INC. (the "Corporation").

Article II

Section 2.1. NONPROFIT. The Corporation does not afford pecuniary gain, incidentally or otherwise, to its members.

Article III

Section 3.1. DURATION. The period of its duration is perpetual.

Article IV

Section 4.1. PURPOSES. The Purpose for which the Corporation is organized is to own, operate, and maintain certain common amenities associated with the Sunburst Condominium Group Subdivision as platted of record in Valley County, Idaho, to uphold the Declarations and Bylaws of Sunburst Condominium Group, Inc., along with the Village Square Commercial Center covenants and restrictions recorded in Valley County, Idaho.

Article V

Section 5.1. MEMBERSHIP. Every Owner, including Declarants, shall be entitled and required to be a member of the Association. If title to a Condominium is held by more than one person, the membership relating to that Condominium shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which the title to the Condominium is held. An Owner shall be entitled to one membership for each Condominium owned by him. No person or entity other than an Owner may be a member of the Association, and the Articles of Incorporation or Bylaws of the Association always shall so state and shall in addition state that the membership in the Association may not be transferred except in connection with the transfer of a Condominium. Provided, however, that the rights of membership may be assigned to a mortgagee as further security for a loan secured by a lien on a Condominium. In the event a Unit is owned by a corporation or partnership, said corporation or partnership shall state to the Association, an agent or managing partner upon whom notices may be served pursuant to this Declaration.

Article VI

Section 6.1. VOTING RIGHTS. The total number of votes which may be cast by all members shall be as set forth in the Declaration and Bylaws, and each Owner shall be entitled to one vote.

Article VII

Section 7.1. MANAGEMENT BODY. The Association is hereby designated to be the "management body" as provided in Sections 55-1503 and 55-1506 of the Idaho Code and shall administer the project in accordance with the Condominium Property Act of such code, the Declaration and Bylaws of the association and the provisions of these Articles of Incorporation.

Article VIII

Section 8.1. INCORPORATORS. The names and address of the Incorporators and initial members are as follows:

Harvey D. Meyer, P. O. Box 829, McCall ID 83638
Millie S. Meyer, P. O. Box 829, McCall ID 83638

Article IX

Section 9.1. BOARD OF DIRECTORS. The Corporation shall have three(3) directors who shall constitute the Board of Directors and governing body of the Corporation. The names of the officers who are to serve until the first election under these Articles of Incorporation shall be:

Harvey D. Meyer, President
Millie S. Meyer, Secretary/Treasurer

Article X

Section 10.1 BYLAWS. The Bylaws of the Corporation shall be amended, altered, or rescinded by the affirmative vote of two-thirds of the members.

Article XI

Section 11.1 AMENDMENTS. Amendments to the Articles of Incorporation may be proposed by any member and adopted by a majority vote.

Article XII

Section 12.1. OWNERSHIP AND CERTIFICATES. Each Owner of a Condominium in the Project shall be a member of this Association for the duration of such ownership. The Board, as evidence of membership, shall issue a "Certificate of Membership" to such Owner. A certificate shall be issued, upon request, to each person or entity owning an ownership interest in a Unit, or upon request of all ownership interests in the Unit, a single certificate shall be issued with respect to such Unit. The certificate shall be in the form approved by the Board, and shall be executed by the President and the Secretary on behalf of the Corporation.

Article XIII

Section 12.1. INITIAL AGENT & OFFICE. The address of its initial registered office and the name of its initial registered agent at such address is as follows:

Harvey D. Meyer, P. O. Box 829, 335 Deinhard Lane, Village Square, McCall ID 83638

In witness whereof the undersigned have subscribed their names respectively to the Articles of Incorporation of Sunburst Condominium Group, Inc., a Corporation for non-profit, on this 17 day of May, 1994.

Harvey D. Meyer
Harvey D. Meyer

Millie S. Meyer
Millie S. Meyer