

FILED/EFFECTIVE

APR 9 3 49 PM '01

ARTICLES OF INCORPORATION
OF
DOGWOOD COURT CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.,
A NON-PROFIT CORPORATION

In compliance with the requirements of Title 30, Chapter 3, Idaho Code, the undersigned, who is a resident of the City of Boise, County of Ada, State of Idaho, and who is of full age, has this day voluntarily associated for the purpose of forming a corporation not for profit and does hereby certify:

ARTICLE I

The name of the corporation is **DOGWOOD COURT CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.** (hereinafter referred to as "Association").

ARTICLE II

The principal office of the Association is located at 2900 Overland Road, Boise, Idaho 83705.

ARTICLE III

Sandra Radwin, whose address is 2900 Overland Road, Boise, Idaho 83705, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Condominium Units and Common Area, if any, within that certain tract of property described as:

IDAHO SECRETARY OF STATE
04/10/2001 09:00
CK: 683/CASH CT: 182381 BM: 390156

1 @ 30.00 = 30.00 INC NONP # 3
1 @ 20.00 = 20.00 EXPEDITE C # 4

C 138461

DOGWOOD COURT CONDOMINIUMS situate in Lots 2 and 3 of Block 10 of Scott's Fourth Subdivision, T.3N., R.2E, B.M., records of Ada County, Idaho, recorded under Instrument No. 99020865 as amended.

SUBJECT TO:

All easements and road rights-of-way of record on the above described parcel of land.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

- (a) 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 Declaration of Covenants, Conditions and Restrictions for the Dogwood Court Condominiums (hereinafter called the "Declaration") applicable to the property, and recorded or to be recorded in the Office of the County Recorder of 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;
- (b) fix, levy, collect, and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration, and 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 governmental charges levied or imposed against the property of the Association;
- (c) 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;
- (d) borrow money and, with the assent of two-thirds (2/3) of the members, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) participate in mergers and consolidations with other nonprofit

corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members; and

- (f) have and 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.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Unit which is subject by covenants of record to assessment by the Association, including contract sellers, 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 which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have one (1) class of voting membership.

Members shall be those Owners described in ARTICLE V above. Each Member shall be entitled to one (1) vote for each Unit owned. When more than one (1) person holds an interest in any Unit, all such persons shall be Members, and the vote for such Unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to a specific Unit. The Association shall not be required to recognize the vote or written assent of any such Co-Owner except the vote or written assent of the Co-owner designated in a writing executed by all such Co-Owners and delivered to the Association.

All amenities and facilities, including parking and any recreational facilities, shall be owned by the owners of the units, or the Condominium Homeowners' Association and said amenities and facilities shall not be subject to lease between any unit owners or the Homeowners' Association and another party.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board of three (3) directors. The number of directors may be increased by amendment of the Bylaws of the Association. The initial director is Sandra Radwin 2900 Overland Rd
Boise ID 83705

At the first annual meeting the members shall elect three (3) directors for a term of one (1) year.

ARTICLE VIII
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. 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 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.


ARTICLE IX
DURATION

The Association shall exist perpetually.

ARTICLE X
AMENDMENTS

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Idaho, I, the undersigned, constituting the sole incorporator of this Association, have executed these Articles of Incorporation this 9 of April, 2001.


Sandra Radwin, Incorporator
2900 Overland Rd Boise ID 83705