



ARTICLES OF AMENDMENT (Non-profit)

10 OCT 26 AM 8:14

To the Secretary of State of the State of Idaho
Pursuant to Title 30, Chapter 3, Idaho Code, the undersigned
non-profit corporation amends its articles of incorporation as
follows:

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the corporation is:

BRAEMERE OWNERS ASSOCIATION, INC.

If the corporation has been administratively dissolved and the corporate name is no longer
available for use, the amendment(s) below must include a change of corporate name.

2. The text of each amendment is as follows:

SEE ATTACHED

3. The date of adoption of the amendment(s) was: JUNE 8, 2010

4. Manner of adoption (check one):

☐ Each amendment consists exclusively of matters which do not require member approval pursuant to
section 30-3-90, Idaho Code, and was, therefore, adopted by the board of directors. (Please fill spaces below)

- a. The number of directors entitled to vote was: _____
b. The number of directors that voted for each amendment was: _____
c. The number of directors that voted against each amendment was: _____

☒ The amendment consists of matters other than those described in section 30-3-90, Idaho Code, and was,
therefore adopted by the members. (Please fill spaces below)

- a. The number of members entitled to vote
was: 11
b. The number of members that voted for each
amendment was: 9
c. The number of members that voted against
each amendment was: 2

Dated: 10/23/10

Signature: Kristian Mathinsen

Typed Name: KRISTIAN MARTHINSEN

Capacity: SECRETARY / TREASURER

Customer Acct #:

(If using pre-paid account)

Secretary of State use only

g:\corp\comforms\arts of amendment_rp.pmd
Revised 10/2003

IDAHO SECRETARY OF STATE
10/26/2010 05:00
CK: 1765 CT: 252294 BH: 1244618
1 @ 30.00 = 30.00 NOW PROF A # 2

C46003

PROPOSED CHANGE TO BRAEMERE OWNERS ASSOCIATION, INC. BY-LAWS /JUNE 8, 2010

Replace the remainder of the second paragraph after the first sentence of Article VI, Section 2,e) with the following:

For purposes of insurance, the policies will be governed as follows: the Association's policy will cover all complex construction/improvements including site improvements (landscaping, common areas, parking areas, sidewalks, outside lighting, etc.); buildings (framing, roofing, siding, decks, exterior doors and windows, rough plumbing, rough electrical, ductwork, insulation, foundations, etc); and entry areas common to the four smaller condos, but does not include construction/improvements/finishes interior to unit framing and sheathing (drywall, paneling, flooring, plumbing/electrical fixtures, cabinets, appliances, security systems, painting, window coverings, etc.). Upkeep and maintenance of decks are the responsibility of the individual owners. Upkeep and maintenance of the interior common areas are the responsibility of the owners that are provided access. Each Braemere owner is required to provide, at their own expense, a HO6 (condo policy) covering each unit's construction/improvements interior to unit framing and sheathing, personal property, personal liability, and other risks as the owner deems appropriate. A copy of the HO6 insurance policy shall be made available to the Board of Directors upon request.