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SECRETARY OF STATE
STATE OF IDAHO

ARTICLES OF INCORPORATION
OF

**PARKVIEW RIDGE CONDOMINIUM
OWNERS ASSOCIATION, INC.**

The undersigned, acting as incorporator of a nonprofit corporation under the Idaho Nonprofit Corporation Act, adopt the following Articles of Incorporation for such Corporation:

I. CORPORATE NAME

The name of the Corporation is PARKVIEW RIDGE CONDOMINIUM OWNERS ASSOCIATION, INC.

II. NONPROFIT STATUS

The corporation shall be a nonprofit corporation.

III. PERPETUAL DURATION

The period of its duration is perpetual.

IV. PURPOSES & POWERS

The purpose or purposes for which the Corporation is organized are as follows:

To undertake all activities permitted by law to be undertaken by a nonprofit corporation, including, but, without limiting the scope of its powers, the following:

(a) To provide for the acquisition, construction, management, operation, administration, maintenance, repair, improvement, preservation, insurance, and architectural control of Association property situated in Kootenai County, Idaho, commonly known as PARKVIEW RIDGE CONDOMINIUMS as well as to any additional land to which, by membership, the powers and purposes of this corporation are extended, and to promote the health, safety and welfare of said property and of the membership of the corporation, in accordance with the bylaws duly adopted by the corporation and those certain Condominium Declaration and Covenants, Conditions and Restrictions for Parkview Condominiums, as from time to time amended, (the "Declaration"), recorded in the office of the Recorder, Kootenai County, Idaho.

(b) To fix, levy, collect and enforce the assessments and fines as may be set forth in the Declarations and bylaws;

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(c) To 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; and,

(d) have and exercise any and all powers, rights and privileges which a corporation, under the Idaho Nonprofit Corporation Act, may now or hereafter have or exercise.

V. MEMBERS AND MEMBERSHIP

1. Non-stock Corporation. There shall be no stock issued by the corporation and there shall be no shareholders. Participation in the management and ownership of the corporation shall be by membership only.

2. Membership. The membership of the corporation shall be as set forth in the Declaration, as further governed by the bylaws of the corporation.

3. Limitation on Transfer/Distribution. Membership in the corporation is appurtenant to and cannot be segregated from ownership of any tract of land within the jurisdiction of the corporation. Except as may be provided in the case of dissolution of the corporation and subject to the provisions of Article XI, herein, a dissenting member shall not be entitled to any return or any contribution or other interest in the corporation.

4. Voting Rights. The Association shall have two (2) classes of voting membership as follows:

Class A. Class A Member shall be all Owners in the Property, with the exception of the Declarant, for so long as there exists a Class B membership for the Association. Class A Members shall be entitled to one (1) vote for each Unit owned. Declarant shall become a Class A Member with regard to Units owned by Declarant upon conversion of Declarant's Class B Membership as provided below. When more than one person holds an interest in any Unit, all such persons shall be Members. The vote for such Unit shall be exercised in accordance with Subsection d. of Section 2.5, of the Condominium Declaration and Declaration of Covenants, Conditions and Restrictions for Parkview Ridge Condominiums, and in no event shall more than one (Class A) vote be cast with respect to any Unit.

Class B. The Class B Member shall be the Declarant, and Declarant shall be entitled to four (4) votes for each Unit owned by Declarant. The Class B Membership shall cease and be converted to Class A Membership on the happening of the earliest of the following events:

- a. At such time as ninety-five percent (95%) of all Units located in the Project have been deeded to owners other than the Declarant or the Developer;
or
- b. Ten (10) years from the Close of Sale of the first Unit sold in the Project;
or
- c. Upon Declarant's written relinquishment of its Class B Membership.
- d. **Vote Distribution.** Class A Members shall be entitled to one (1) vote for each Unit owned. When more than one person has an interest in any Unit ("co-owner"), all such co-owners shall be members and may attend any meeting of the Association, but only one such co-owner shall be entitled to

exercise the vote to which the Unit is entitled. Such co-owners may from time to time designate in writing one of their number to vote. Fractional votes shall not be allowed, and the vote for each Unit shall be exercised, if at all, as a whole. Where no voting co-owner is designated or if such designation has been revoked, the vote for such Unit shall be exercised as a majority of the co-owners of the Unit mutually agree. Unless the Board receives a written objection from a co-owner, it shall be presumed that the voting co-owner is acting with the consent of his or her co-owners. No vote shall be cast for any Unit where the majority of the co-owners present in person or by proxy and representing such Unit cannot agree to said vote or other action. The non-voting co-owner or co-owners shall be jointly and severally responsible, for all of the obligations imposed upon the jointly owned Unit and shall be entitled to all other benefits of ownership. All agreements and determinations lawfully made by the Association in accordance with the voting percentages established herein, or in the Bylaws, shall be deemed to be binding on all Owners, their successors and limitations provided in this Declaration, the Articles and Bylaws, provided, however, Declarant or its assigns shall have the absolute right to appoint one (1) Member to the Board of Directors regardless of the voting results.

VI. BYLAWS

The provisions for the regulation of the internal affairs of the corporation shall be contained in the Bylaws, which shall be duly adopted by the board of directors of the corporation.

VII. REGISTERED OFFICE/AGENT

The street address of the initial registered office of the corporation is Unit A, 109 West Nineteenth Avenue, Post Falls, Idaho 83854, and the name of its initial registered agent at such street address is Megan M. Griffiths.

VIII. BOARD OF DIRECTORS

The initial number of directors constituting the board of directors of the corporation shall be three in number, all of whom shall be members of the Association or agents of a corporate or non-individual Member. The number of directors may be increased or decreased (but not less than three) by the Board of Directors. The directors shall be elected by cumulative voting. The names and addresses of the persons who are to serve as initial directors until their successors are elected and shall qualify are:

NAME	ADDRESS
Megan M. Griffiths	109 W. 19 th Ave., Unit A Post Falls, ID 83854
Regina M. Lind	109 W. 19 th Ave., Unit B Post Falls, ID 83854
Breane L. Buckingham	109 W. 19 th Ave., Unit C Post Falls, ID 83854

IX. INCORPORATOR

The name and address of the incorporator is as follows:

Megan M. Griffiths
109 W. 19th Ave., Unit A
Post Falls, ID 83854

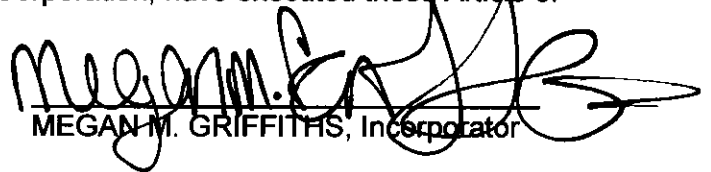
X. ASSESSMENTS/ENFORCEMENT

Assessments may be levied upon the membership as set forth in the Declaration. The manner of assessment and collection of such levies shall be determined by the directors, and as provided in the Declaration, provided that Assessments may be secured by a lien in the real property to which the membership is appurtenant, and may be enforceable by civil action and/or forfeiture of membership as by law provided.

IX. DISSOLUTION

In the event of the dissolution, liquidation, or winding up of the corporation, and after paying or adequately providing for all of the debts and obligations of the corporation, the Directors shall cause the remaining assets of the corporation, if any to be distributed according to the provisions of Idaho Code § 30-3-109, 113, 114 and 115, and any other provision(s) of Title 30, Chapter 3 of the Idaho Code, as the same may from time to time be amended.

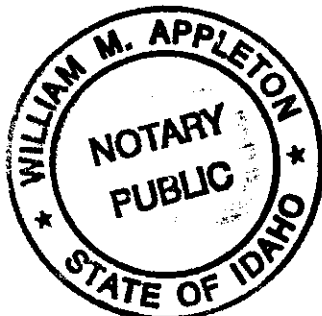
For the purposes of forming this Corporation under the laws of the State of Idaho, I, the undersigned, constituting the incorporator of this Corporation, have executed these Article of Incorporation this 31st day of December 2013.

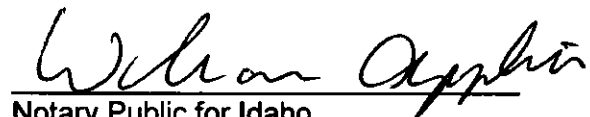

MEGAN M. GRIFFITHS, Incorporator

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 31st day of December 2013, before me, the undersigned, a Notary Public in and for said State, appeared Megan M. Griffiths, known or identified to me to be the person who executed the within and foregoing instrument and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public for Idaho
Commission expires: 11-18-2018