

**ARTICLES OF INCORPORATION**

OF STATE OF IDAHO

MYRTLE COURT TOWNHOUSES OWNERS ASSOCIATION, INC.

FILED  
99 APR 13 AM 10:15  
IDAHO SECRETARY OF STATE  
04/15/1999 09:00  
CX: 2060 CT: 2294 MH: 28738  
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The undersigned, acting as incorporator of a corporation under the Idaho Nonprofit Corporation Act, adopts the following Articles of Incorporation.

**ARTICLE I**

The name of the corporation is Myrtle Court Townhouses Owners Association, Inc. hereinafter called "Association".

**ARTICLE II**

The location and principal office of the Association is 420 Thistle, Hulen Meadows, Blaine County, Idaho, and the post office address is P.O. Box 2060, Sun Valley, Idaho 83340. The registered agent of the Association is David Manookian.

**ARTICLE III**

The incorporator and his address are as follows:

David Manookian, P.O. Box 2060, Sun Valley, Idaho 83353.

**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 the maintenance, preservation and architectural control of the exterior and roofs of townhouse units and common area within that certain tract of property known as

Myrtle Court Townhouses, Blaine County, Idaho, and to promote the health, safety and welfare of the occupants within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association 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 of Myrtle Court Townhouses, and any supplemental Declaration, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Blaine County Recorder 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; to 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, held, 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, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by three-fourths (3/4) of the members agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and common area; and

(g) Have and to 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.

Under no circumstances shall the income of the Association be distributed to the members, directors and officers. The assets of the Association after all creditors have been paid shall be distributed prorata to its members on dissolution.

## ARTICLE V

### MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any townhouse lot or unit which is subject by the Declaration to assessment by the Association, including contract sellers who

retain fee title, 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 townhome lot or unit which is subject to assessment by the Association.

#### ARTICLE VI

##### VOTING RIGHTS

The members of the Association shall have the voting rights as set forth in the Bylaws of the Association.

#### ARTICLE VII

##### BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of three (3) Directors. The number of Directors may be changed by amendment of the Bylaws of the Association. The Bylaws may be changed by amendment to provide that the Directors must be members of the Association.

The initial Directors of the Association and their addresses are as follows: David Manookian, P.O. Box 2060, Sun Valley, Idaho, 83353, Suzanne Manookian, P.O. Box 2060, Sun Valley, Idaho 83353.

#### ARTICLE VIII

##### DISSOLUTION

The Association may be dissolved as provided by law.

#### ARTICLE IX

##### DURATION

The Association shall exist perpetually.

## ARTICLE X

### AMENDMENTS

Amendments of these Articles shall require the assent of two thirds (2/3) of the Association members.

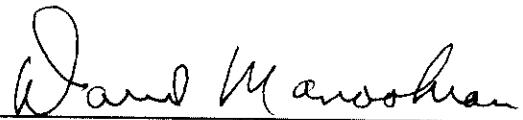
## ARTICLE XI

### LIABILITY

The personal liability of a director to the Association or its members for monetary damages for breach of fiduciary duty as a director is eliminated except as follows:

1. For any breach of the director's duty of loyalty to the Association or its members.
2. From acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law.
3. Provided for under Section 30-1-48, Idaho Code, as may be amended or renumbered from time to time.
4. For any transaction from which the director derived an improper personal benefit.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Idaho, the undersigned, constituting the incorporators of this Association, has executed these Articles of Incorporation this 12 day of April, 1999.

  
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David Manookian, Incorporator

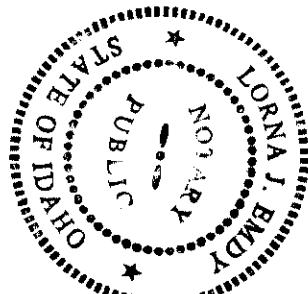
ACKNOWLEDGEMENT

STATE OF IDAHO )  
County of Blaine ) ss.  
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On this 12th day of April, 1999, before me, a Notary Public in and for said State, personally appeared David Manookian, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(seal)



Lorna J. Endy  
Notary Public for Idaho  
Residence: Hailey  
Commission expires: 11/30/2006

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