



**Department of State.**

**CERTIFICATE OF INCORPORATION  
OF**

**CREEKSIDE CONDOMINIUMS BUILDINGS 200 & 300, INC.**

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 \_\_\_\_\_

**CREEKSIDE CONDOMINIUMS BUILDINGS 200 & 300, 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 October 19, , 19 88



*Pete T. Cenarrusa*

SECRETARY OF STATE

*M. Kinsman*

Corporation Clerk

ARTICLES OF INCORPORATION

OF

CREEKSIDE CONDOMINIUMS BUILDINGS 200 & 300, INC.

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The undersigned, for the purpose of forming a non-profit cooperative association, pursuant to the applicable law of the State of Idaho relating to such associations, hereby certifies and states:

1. The name of the cooperative association is and shall be Creekside Condominiums Buildings 200 & 300, Inc. hereinafter referred to as the "Association."

2. The Association is and shall be a non-profit cooperative association, and is formed pursuant to, and in accordance with Idaho Code 30-301, et seq, known as the "Idaho Non-Profit Corporation Act." The Association does not contemplate pecuniary gain or profit to the members thereof.

3. Subject to dissolution in the manner provided by Idaho law regarding general business corporations, the life of this Association shall be perpetual.

4. The purposes for which this Association is formed are to provide maintenance and improvements on the common areas within Creekside Condominiums Buildings 200 & 300, to provide architectural and aesthetic control of the common areas and improvements thereon, to make reasonable rules and regulations, and to promote the health, safety and welfare of the residents living within Creekside Condominiums Buildings 200 & 300, which is that certain tract of real property located in Bonner County, Idaho, more particularly described in Exhibit "A" attached hereto and made a part hereof. In order to further these purposes, this Association shall be empowered to:

(a) Exercise all the powers and privileges, and perform all the duties and obligations of the Association as set forth in those certain documents entitled Creekside Condominiums Buildings 200 & 300, Inc., Bylaws and Declaration and Covenants, Conditions, and Restrictions for Creekside Condominiums Buildings 200 & 300, Inc.

(b) Fix, levy, collect, and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Bylaws, and 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, and 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 of the Association, mortgage, pledge, or encumber 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 areas 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 two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer.

(f) Participate in mergers and consolidations with other non-profit associations organized for the same purposes, or annex additional residential property and common areas, provided that any such merger and consolidation shall have the assent of two-thirds (2/3) of the members.

(g) Act as purchasing agent for goods and services for the members of the Association only.

(h) In general, to carry on any other business in connection with the foregoing, and to have and exercise all of the powers conferred by the law of Idaho upon corporations, as qualified and limited by Idaho Code 32-301, et. seq.

(i) To indemnify any director or officer or former director or officer of the corporation, or any person who may have served at its request as a director or officer of another corporation, whether for profit or not for profit, against expenses actually and necessarily incurred by him in connection with the defense of any action, suit or proceeding in which he is made a party by reason of being or having been such officer or director, except in relation to matters as to which he shall be adjudged in such action, suit or proceeding to be liable for negligence or misconduct in the performance of duties; but such indemnification shall not be deemed exclusive of any other rights to which such director or officer may be entitled, under Bylaw, agreement, vote or board of directors, or members, or otherwise.

(j) The foregoing clauses shall be construed as objects, purposes and powers; and it is hereby expressly provided that any enumeration of specific powers shall not be limited to or restrict in any manner the powers of this Association, except as provided in subparagraph (h) herein.

5. Every person or entity who is record owner of any unit, or units, which is located within the real property described herein, and is subject to the Bylaws referred to herein shall be a member of the Association. Membership shall be appurtenant to, and may not be separated from ownership of any such unit or units.

6. The Association shall be formed without capital stock, and the Association shall issue membership certificates to each member thereof. Said membership certificates shall be transferable only by means of the sale or transfer of ownership of a unit, or units, located in Creekside Condominiums Buildings 200 & 300, which transfer of membership shall be approved by resolution of the Board of Directors of the Association, and in accordance with the Bylaws of the Association. Voting rights of each member of the Association shall be determined by the number of units within Creekside Condominiums Buildings 200 & 300, owned by said member. Any member may attend any meeting of the Association and may vote at such meeting in person, or may cast his/her vote through an agent duly appointed in writing, signed by the member and filed with the Association.

Four Seasons Construction Management, Inc., an Idaho corporation, authorized to do business in Idaho, shall be the first member, and shall own all of the membership of the corporation until such time as any unit is conveyed or sold on contract, at which time the membership for any such units so sold or conveyed shall be transferred to the grantee or purchaser of said unit.

That at any meeting of the membership of the corporation at least the majority of all the voting power of the association must be present in person or by proxy to constitute a quorum.

7. The affairs of the Association shall be managed by a Board of Directors, but it is not necessary that each member of which shall be a member of the Association and owner of a unit, or units, located within Creekside Condominiums Buildings 200 & 300.

The number of Directors of the Association shall be no less than three (3) or more than five (5). The number of Directors may be changed by amendment of the Bylaws of the Association. Said Directors shall serve for a term of one (1) or two (2) years and until their respective successors are elected, or until resignation or removal, however, the term of at least one-third (1/3) of the members of the Board shall expire annually.

The names and addresses of the persons who are to serve as the initial directors of the corporation are as follows:

NAME	ADDRESS
Charles E. Parrish	501 South 4th Avenue Sandpoint, ID 83864
Donna B. Parrish	501 South 4th Avenue Sandpoint, ID 83864
Linda G. Yerby	414 Superior Sandpoint, ID 83864

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Creekside Condominiums Buildings 200 & 300, Inc.

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8. These Articles of Incorporation may be amended by the membership of the Association, but such amendment shall require the affirmative vote of fifty-one (51%) percent of the entire membership.

9. The initial registered address of the Association shall be P.O. Box 1468, 323 North First Avenue, Sandpoint, ID 83864. The registered agent at that address is Charles E. Parrish.

10. The incorporator of this corporation is Charles E. Parrish.

11. The net assets of the corporation are to be distributed in the event the corporation is dissolved to the then owners of the units in Creekside Condominiums Buildings 200 & 300, Inc., each membership receiving one portion.

12. This corporation shall not pay dividends, and no part of the income of the corporation shall be distributed to its members, directors, or officers. The corporation may pay compensation in any reasonable amount to its members, directors or officers for service rendered, as may be provided in the Bylaws.

These foregoing Articles of Incorporation are dated and executed this 17<sup>th</sup> day of October, 1988.

Charles E. Parrish

CHARLES E. PARRISH

STATE OF IDAHO    ) ) ss. County of Bonner )

I, the undersigned, a Notary Public in and for the State of Idaho, hereby certify that on the 17<sup>th</sup> day of October, 1988, personally appeared CHARLES E. PARRISH, 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 last above written.

Laurence B. Tall  
Residing at: Sandpoint

Notary Public in and for Idaho

EXHIBIT "A"

General information regarding the Creekside Condominiums at Schweitzer Ski Area, Bonner County, Idaho is as follows:

Lot 1, Block 1, Second Addition to Schweitzer Basin Village, according to the plat thereof, recorded in Book 3 of Plats, page 53, records of Bonner County, Idaho.

EXCEPTING THEREFROM a tract of land more fully described as follows:

Commencing at the Northwest corner of Lot 2, Block 1, Second Addition to Schweitzer Basin Village; thence North 00 degrees 4 minutes 19 seconds East a distance of 60.97 feet to the point of beginning; thence North 00 degrees 4 minutes 19 seconds East a distance of 33.98 feet; thence North 89 degrees 55 minutes 41 seconds West a distance of 31.83 feet; thence South 43 degrees 03 minutes 27 seconds East a distance of 46.56 feet to the point of beginning;

TOGETHER WITH an easement as set forth in Easement, recorded July 28, 1975, as Instrument No. 167494, records of Bonner County, Idaho.