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**ARTICLES OF INCORPORATION OF
LEGACY HOMEOWNERS ASSOCIATION, INC.**

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SECRETARY OF STATE
STATE OF IDAHO

ARTICLE I

NAME

The name of the corporation is LEGACY HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association." The Association may also do business as, and be known as, LEGACY HOMEOWNERS ASSOCIATION.

ARTICLE II

PRINCIPLE OFFICE

The principal office of the Association shall be 3350 Americana Terrace, Suite 200, Boise, Idaho, 83706.

ARTICLE III

PURPOSES AND POWERS OF ASSOCIATION

The general and primary purpose of this corporation is to be a residential real estate management association organized and operated to provide for the acquisition, construction, management, maintenance, and care of property owned by this corporation, property commonly owned by the members of this corporation and property privately owned by members of this corporation (collectively referred to as "Association Property")

Specific powers and purposes of the Association include:

- A. own and provide for maintenance, preservation and control of the Common Areas as defined by the Declaration of Covenants, Conditions, Restrictions and Easements for Legacy (hereinafter the "Declaration"), recorded at a future date 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 (annual, special, or limited) reasonable or necessary for its purposes, pursuant to the terms of the Declaration;
- C. pay all expenses in connection with or incident to the conduct of the business of the Association, including without limitation, all office expenses.

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taxes or governmental charges levied or imposed against the property of the Association;

- D. acquire (by gift, purchase or otherwise), own, sell, hold, improve, build upon, operate, maintain, convey, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- E. borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject to those restrictions contained in the Declaration and any amendments thereto;
- F. 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, subject to those restrictions contained in the Declaration and any amendments thereto;
- G. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, subject to those restrictions contained in the Declarations and any amendments thereto; and
- H. have and exercise any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Act may by law, now or hereafter, have or exercise.

ARTICLE IV

MEMBERSHIP

Membership in the Association shall be as set forth in the Bylaws of the Association. All Members shall be Owners of Lots within Legacy Subdivision, as that term is defined in the Bylaws. Members are considered "voting members" for all appropriate meetings.

ARTICLE V

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of at least three (3) Directors and such greater number as may be established in the Bylaws of the Association, all of whom shall be Members of the Association. The Board of Directors are A. Leon Blaser, Bruce W. Blaser, and Doug Holsted; all three initial Directors are located at 3350 Americana Terrace, Suite 200, Boise, Idaho, 83706.

ARTICLE VI

DISSOLUTION

The Association may be dissolved with assent, given in writing and signed by not less than two-thirds (2/3) of the Owners. 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 the 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. No part of the assets of such dissolution shall inure to the benefit of any Owner.

ARTICLE VII

DURATION

The Association shall exist perpetually, unless actions are taken for dissolution consistent with the requirements of Article VI.

ARTICLE VIII

REGISTERED AGENT AND INCORPORATORS

The registered agent of the Association shall be its Secretary, Bruce W. Blaser, whose address shall be 3350 American Terrace, Suite 200, Boise, Idaho, 83706. A. Leon Blaser is the sole incorporator for this corporation with an address of 3350 Americana Terrace, Suite 200, Boise, Idaho, 83706.

ARTICLE IX

AMENDMENTS

These Articles may be amended only by the affirmative vote of two-thirds (2/3) of the votes cast at any annual meeting of the Association or at any special meeting called for that purpose at which a quorum is present, either in person or by proxy, or by the vote of a majority of all Members with or without a meeting.

A Leon Blaser
A. Leon Blaser

On this ____ day of February, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared A. Leon Blaser, known to me to be the person who executed the foregoing instrument on behalf of Legacy Home Owners' Association and acknowledged to me that such Association executed the same.

Ann Featherstone
Notary Public for Idaho
Residing at Bonise, Idaho
My Commission Expires: 3/19/10

