

**ARTICLES OF INCORPORATION OF  
KOOTENAI NEIGHBORS GROUP ASSOCIATION, INC.  
(A NONPROFIT CORPORATION)**

**FILED EFFECTIVE**  
**2015 JUL 10 AM 8:38**  
**SECRETARY OF STATE**  
**STATE OF IDAHO**

THE UNDERSIGNED, acting as incorporator of a nonprofit corporation under the Idaho Non-Profit Corporation Act, Idaho Code §30-3-1, *et. seq.*, adopts the following Articles of Incorporation.

**ARTICLE I**

The name of the Corporation is Kootenai Neighbors Group Association, Inc. The Corporation is a nonprofit Corporation.

**ARTICLE II**

The period of the Corporation's duration is perpetual.

**ARTICLE III**

The purpose for which the Corporation is organized is to manage, oversee, and direct the use, operation, maintenance, and perpetuation of a community dock system, in accordance with such permit as the Idaho Department of Lands may hereafter issue, on property owned by the Corporation. Said use and management shall be overseen by the Corporation for the benefit of the "Membership" in the Corporation, as "Membership" is defined herein. The rights and liabilities of the Corporation's Membership in and to the Corporation's community dock and littoral rights, all as defined herein, or as hereafter amended, shall be subject to the terms of such "Covenants, Conditions, and Restrictions" as the Corporation may hereafter record as against the parcels of real property located in Kootenai County that are identified as Members herein in accordance with Article VII and any amendments thereto. The Corporation may also transact any and all other lawful business for which corporations may be incorporated under the Idaho Non-Profit Corporation Act. The Corporation shall, subject to the terms of said "Covenants, Conditions, and Restrictions," and the terms of these Articles and the Corporation's Bylaws, and any amendments thereto, manage, oversee, and enforce such rules and regulations as may be enforced, in accordance with the terms of said instruments, as to the Member's rights and liabilities with respect to the community dock and littoral rights. The affairs of the Corporation shall be managed by its Board of Directors.

**ARTICLE IV**

The name and street address of the initial registered agent of the Corporation is as follows:

John F. Magnuson  
Attorney at Law  
1250 Northwood Center Court, Suite A  
Coeur d'Alene, ID 83816

IDAHO SECRETARY OF STATE  
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## **ARTICLE V**

The number of directors constituting the initial Board of Directors of the Corporation is three (3), and the names and addresses of the persons who are to serve as directors until the first annual meeting of the Members or until their successors are elected and shall qualify are:

Brian Kenworthy  
P.O. Box 2694  
Kirkland, WA 98083

Kimberly Kenworthy-Manaut  
P.O. Box 8308  
Moscow, ID 83843

Bethine Kenworthy  
P.O. Box 8308  
Moscow, ID 83843

The name and address of the incorporator is as follows: John F. Magnuson, P.O. Box 2350, 1250 Northwood Center Court, Suite A, Coeur d'Alene, Idaho 83816.

## **ARTICLE VI**

In the event the Corporation is dissolved in conformity with both Idaho law (the Idaho Non-Profit Corporation Act, I.C. §30-3-1, *et seq.*, as it now exists or is hereafter amended) and the provisions of any "Covenants, Conditions and Restrictions" pertaining to the real properties described in Article VII, then any assets of the Corporation which remain after paying all corporate obligations and liabilities shall be liquidated and distributed to the Corporation's Members (to be determined as of such date as the Corporation's Board fixes in its discretion) pro rata.

## **ARTICLE VII**

Membership in the Association is as defined herein. There are three (3) parcels of real property located in Kootenai County, Idaho which are identified below. Each parcel qualifies the Owner(s) of the same for membership in the Corporation. There shall be no membership in the Corporation separate and apart from membership arising by ownership of one of the three (3) identified parcels below. A sale or transfer of the property shall constitute a transfer of the membership appurtenant thereto to the successor owner or holder thereof. The three (3) parcels giving rise to membership rights herein are as identified by the following Kootenai County Parcel Numbers:

<u>MEMBER NO.:</u>	<u>PARCEL NO.:</u>
1	49N04W114950 (AIN No. 224369)
2	49N04W115000 (AIN No. 224370)
3	49N04W114750 (AIN No. 109939)

### ARTICLE VIII

Authorization of assessments to be levied upon all Members of the Corporation is herein granted. The Board of Directors is herein authorized to fix the amount and collection of assessments by such methods as are provided in, and consistent with, the subject Declaration. Assessments are enforceable by legal action as provided in the subject Declaration. The Board of Directors is herein authorized to secure assessments by lien upon the real property to which membership rights are appurtenant.

### ARTICLE IX

The Owner(s) of a parcel giving rise to membership rights herein shall be entitled to exercise one (1) vote on all matters of corporate governance. All Members shall enjoy the right of cumulative voting in any election for Directors of the Corporation.

Dated this 8<sup>th</sup> day of July, 2015.

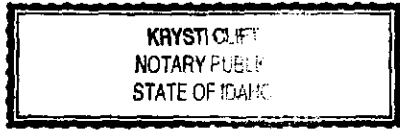
INCORPORATOR:

  
JOHN F. MAGNUSON

STATE OF IDAHO   )  
                                  ) ss.  
County of Kootenai   )

On this 8<sup>th</sup> day of July, 2015, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared, **John F. Magnuson**, whose name is subscribed to the within instrument and who acknowledged that he executed the same.

WITNESS my hand and official seal.



Krysti Clift  
Notary Public in and for the State of Idaho  
Residing at: Coeur d'Alene  
My commission expires: 11/13/20

KOOTENAI NEIGHBOR ASS.INC.ART.wpd