

State of Idaho

Department of State

CERTIFICATE OF INCORPORATION OF

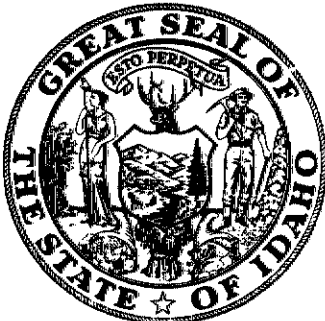
THE DEER PARK CONDOMINIUM ASSOCIATION, INC.

File number C 108733

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 THE DEER PARK CONDOMINIUM ASSOCIATION, 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: December 19, 1994



Pete T. Cenarrusa
SECRETARY OF STATE

By

[Signature]

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IDaho SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF

THE DEER PARK CONDOMINIUM ASSOCIATION, INC.

We, the undersigned do hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the state of Idaho.

ARTICLE I. NAME AND LOCATION

The name of the corporation shall be The Deer Park Condominium Association, Inc., and its location shall be Second and Washington Streets, Kenworthy Plaza, Suite 7, Moscow, ID 83843. The initial registered agent and his street address are John W. Walker, 114 E. Third Street, Moscow, ID 83843.

ARTICLE II. DURATION

The period of duration of this non-profit corporation shall be perpetual.

ARTICLE III. PURPOSE

The business and purpose of this corporation shall be to engage in any lawful purpose or purposes permitted under the laws of the state of Idaho for non-profit corporations, including, but not limited to:

1. The conduct of all affairs relating to the ownership and management of a condominium association.

2. To purchase, receive by way of gift, subscribe for, invest in, and in all other ways acquire import, lease, possess, maintain, handle on consignment, own, hold for investment or otherwise, use, enjoy, exercise, operate, manage, conduct, perform, make, borrow, guarantee, contract in respect of, trade and deal in, sell, exchange, let, lend, export, mortgage, pledge, deed in trust, hypothecate, encumber, transfer, assign and in all other ways dispose of, design, develop, invent, improve, equip, repair, alter, fabricate, assemble, build, construct, operate manufacture, plant cultivate, produce, market, and in all other ways (whether like or unlike any of the foregoing), deal in and with property of every kind and character, real, personal, or mixed, tangible or intangible, wherever situated and however held, including, but not limited to, money, credits, choses in action, securities, stocks, bonds, warrants, script, certificates, debentures, mortgages, notes, commercial paper, and other obligations and evidences of interest in or indebtedness of any person, firm, or corporation, foreign or domestic, or of any government or subdivision or agency

1 thereof, documents of title, and accompanying rights, and every
2 other kind and character of personal property, real property
3 (improved or unimproved), and the products and avails thereof, and
4 every character of interest therein and appurtenance thereto,
5 including, but not limited to, mineral, oil, gas, and water rights,
6 all or any part of any going business and its incidents,
7 franchises, subsidies, charters, concessions, grants, rights,
8 powers, or privileges, granted or conferred by any government or
9 subdivision or agency thereof, and any interest in or part of any
10 of the foregoing, and to exercise in respect thereof all of the
11 rights, powers, privileges, and immunities of individual owners or
12 holders thereof.

13 3. To hire and employ agents, servants, and employees, and
14 to enter into agreements of employment and collective bargaining
15 agreements, and to act as agent, contractor, trustee, factor, or
16 otherwise, either alone or in company with others.

17 4. To promote or aid in any manner, financially or
18 otherwise, any person, firm, association, or corporation, and to
19 guarantee contracts and other obligations.

20 5. To let concessions to others to do any of the things that
21 this corporation is empowered to do, and to enter into, make,
22 perform, and carry out, contracts and arrangements of every kind
23 and character with any person, firm, association, or corporation,
24 or any government or authority or subdivision or agency thereof.

25 6. To carry on any business whatsoever that this corporation
26 may deem proper or convenient in connection with any of the
27 foregoing purposes or otherwise, or that it may deem calculated,
28 directly or indirectly, to improve the interests of this
29 corporation, and to do all things specified in Idaho Code 30-301,
30 et seq., and to have and to exercise all powers conferred by the
31 laws of the state of Idaho on corporations formed under the laws
32 pursuant to which and under which this corporation is formed, as
such laws are now in effect or may at any time hereafter be
amended, and to do any and all things hereinabove set forth to the
same extent and as fully as natural persons might or could do,
either alone or in connection with other persons, firms,
associations, or corporations, and in any part of the world.

33 The foregoing statement of purposes shall be construed as a
34 statement of both purposes and powers, shall be liberally construed
35 in aid of the powers of this corporation, and the powers and
36 purposes stated in each clause shall, except where otherwise
37 stated, be in nowise limited or restricted by any term or provision
38 of any other clause, and shall be regarded not only as independent
39 purposes, but the purposes and powers stated shall be construed
40 distributively as each object expressed, and the enumeration as to
41 specific powers shall not be construed as to limit in any manner

42 ARTICLES OF INCORPORATION - 2

1 the aforesaid general powers, but are in furtherance of, and in
2 addition to and not in limitation of said general powers.

3 ARTICLE IV. NON-STOCK CORPORATION

4 The corporation shall be non-stock, and no dividends or
5 pecuniary profits shall be declared or paid to the members thereof.

6 ARTICLE V. MEMBERS

7 The corporation shall have members. Each unit owner upon
8 acquisition of title to a unit within the condominium property as
9 presently constituted, or hereinafter enlarged, shall automatically
10 become a member. Such membership shall terminate upon the sale or
11 other disposition by such member of his or her ownership interest,
12 at which time the new unit owner shall automatically become a
13 member.

14 Each unit owner shall have voting power in proportion to such
15 unit owner's percentage of interest in the common areas and
16 facilities of the condominium. The voting power can be exercised
17 by the unit owner or unit owners of a unit, his or her heirs,
18 assigns, devisees, or personal representatives.

19 The method and condition on which members shall be accepted
20 and discharged or expelled shall be in accordance with Article II
21 of the Bylaws of the corporation.

22 ARTICLE VI. DIRECTORS

23 The number of directors constituting the initial Board of
24 Directors of the corporation is three and the names and addresses
25 of the persons who are to serve are as follows:

26 <u>NAME</u>	<u>ADDRESS</u>
27 Heather A. Storey	1493 Northwood Dr. #103, 28 Moscow, ID 83843
29 Thomas E. Bitterwolf	1423 Ridgeview Dr. Moscow, ID 83843
30 Richard T. Hale III	1487 Northwood Dr. #202 31 Moscow, ID 83843

32 ARTICLES OF INCORPORATION - 3

1 If the association is made up of more than 36 units, the Board
2 of Directors shall increase to five persons. The number and
3 election of directors shall be in accordance with Article III,
4 Section 1, of the Bylaws of the corporation.

5 The manner in which the directors are to be elected by the
6 members shall be in accordance with Article III of the Bylaws of
7 the corporation.

8 The Board of Directors shall have the duty to direct the
9 management and operation of the condominium property and to
10 exercise the powers of the association, except as otherwise
11 provided in the by-laws and declaration for condominium ownership
12 and shall have such powers as shall be delegated to it by the
13 members of the corporation.

14 ARTICLE VII. CORPORATE OFFICERS

15 The officers of the corporation shall consist of a president,
16 one or more vice presidents as may be prescribed by the Bylaws, a
17 secretary, and a treasurer. The Board of Directors shall elect the
18 officers in accordance with Article VI of the Bylaws of the
19 corporation. All officers shall be members of the Board of
20 Directors and the same person may hold more than one office except
21 for the offices of president and secretary.

22 ARTICLE VIII. ASSESSMENTS

23 Assessments may be levied upon all members of the corporation
24 in accordance with Article IX of the Declaration of Condominium
25 Ownership for Deer Park Condominiums. Further, assessments may be
26 secured by a lien upon real property to which membership rights are
27 appurtenant.

28 ARTICLE IX. DISTRIBUTION OF ASSETS ON DISSOLUTION

29 Upon dissolution or termination of the corporation and
30 condominium association, in accordance with Idaho Code 15-3-17(g)
31 and 55-1510, and pursuant to the requirements of Articles VI and

32 ARTICLES OF INCORPORATION - 4

1 XIV of the Declaration of Condominium Ownership for Deer Park
2 Condominium, the property (assets) shall be distributed as follows:

3 All liens and encumbrances, except taxes and assessments not
4 due and payable, shall be paid, release, or discharged. The
5 property shall be deemed to be owned in common as tenants in common
6 and shall remain undivided. The undivided percentage of interest
7 of each member (former unit owner) shall be in proportion to the
8 total number of units which exist from time to time. Each member
9 (former unit owner) shall have an exclusive right to the occupancy
10 of that member's (former unit owner's) former unit.

11 ARTICLE X. AMENDMENTS

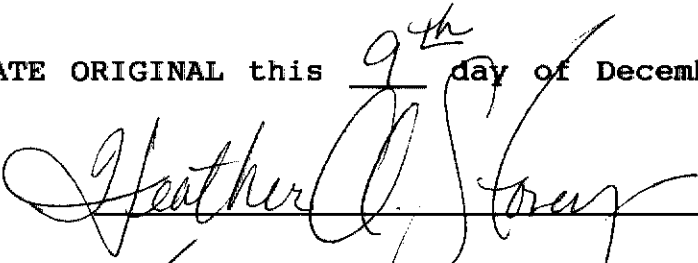
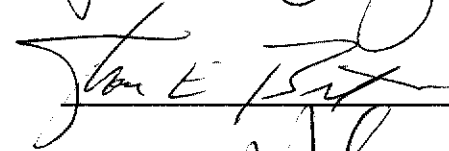

12 These Articles may be amended in the manner provided by
13 Article XV of the Declaration of Condominium Ownership for Deer
14 Park Condominiums.

15 ARTICLE XI. INCORPORATORS

16 The names and residences of the persons forming this
17 corporation are as follows:

18 <u>NAME</u>	<u>ADDRESS</u>
19 Heather A. Storey	1493 Northwood Dr. #103, 20 Moscow, ID 83843
21 Thomas E. Bitterwolf	1423 Ridgeview Dr. Moscow, ID 83843
22 Richard T. Hale III	1487 Northwood Dr. #202 23 Moscow, ID 83843

24 EXECUTED IN TRIPLICATE ORIGINAL this 9th day of December,
25 1994.

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