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SECRETARY OF STATE
STATE OF IDAHO

ARTICLES OF INCORPORATION

OF

SOLOMON COURT HOMEOWNERS ASSOCIATION, INC.

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, for the purpose of forming a nonprofit corporation under the laws of the State of Idaho in compliance with the provisions of Title 30, Chapter 30, Idaho Code, as amended from time to time, does hereby certify, declare and adopt the following Articles of Incorporation ("Articles"):

ARTICLE I

NAME

The name of the corporation shall be Solomon Court Homeowners Association, Inc. (the "Association").

ARTICLE II

TERM

The period of existence and duration of the life of the Association shall be perpetual.

ARTICLE III

NONPROFIT

The Association shall be a nonprofit, membership corporation.

ARTICLE IV

REGISTERED AGENT

The location and street address of the initial registered office of the Association shall be 311 Coeur d'Alene Avenue, Suite C, Coeur d'Alene, Idaho 83814, and Dennis E. Cunningham, II, is hereby appointed the initial registered agent of the Association.

ARTICLE V

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which the Association is formed are to exercise all of the powers and privileges and perform all of the Association's duties and obligations as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Solomon Court, recorded in the real property records of Kootenai County, Idaho on February 19, 2016, as Instrument No. 2534289000, as it may be amended from time to time (the "Declaration"), and the Community Documents identified therein, including, without limitation, the following powers:

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(A) Fix, levy, collect and enforce payment by any lawful means of all charges or Assessments pursuant to the terms of the Declaration and all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;

(B) Acquire (by gift, purchase or otherwise), 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 under the limitations imposed by the Declaration;

(C) Borrow money, and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(D) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property, provided that any such merger, consolidation or annexation shall comply with the requirements of the Declaration; and

(E) 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, subject only to limitations contained in the Bylaws, the Declaration, the Community Documents and any amendments and supplements thereto.

All terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration.

ARTICLE VI MEMBERSHIP

During the existence of this corporation, every Owner of a Lot shall be a Member of the Association. No Owner shall have more than one membership in the Association for each Lot owned.

ARTICLE VII VOTING RIGHTS

For purposes of voting at Member meetings and for or against actions of the Members, each Member shall have one (1) vote for each Lot owned by such Member.

ARTICLE VIII BOARD OF DIRECTORS

The business and affairs of the Association shall be governed and managed by a Board of Directors (the "Board") composed of three (3) directors (individually, a "Director" or collectively, the "Directors"). Directors need not be Members. Directors shall be elected by a majority of the Members at the annual meeting of the Members and shall serve until the next annual meeting, or until a successor has been elected or until death, resignation, removal or judicial adjudication of mental incompetence. The names and addresses of the initial Directors are as follows:

Dennis E. Cunningham, II P.O. Box 3398
Coeur d'Alene, Idaho 83816

Sharon Cunningham

P.O. Box 3398
Coeur d'Alene, Idaho 83816

Ryan T. Neary

P.O. Box 1681
Coeur d'Alene, Idaho 83816

ARTICLE IX ASSESSMENTS

Each Member shall be liable for the payment of Assessments pursuant to the Declaration and as set forth in the Bylaws.

ARTICLE X BYLAWS

The Bylaws may be amended by the Association at an annual meeting, or at a special meeting of the Association called for such purpose. No amendment to these Bylaws shall take effect unless by the affirmative vote of more than sixty-six percent (66%) of the total voting power of the Association as cast by the Members. For the purpose of specifying in detail the rights, responsibilities, duties and obligations of the Board of Directors, the officers, employees and agents of the Association, and the Members for the payment of Assessments, the Bylaws may incorporate by reference the provisions of the Declaration.

ARTICLE XI DISSOLUTION

The Association shall only be dissolved at a regular meeting, or a special meeting of the Association called for that purpose, by the affirmative votes of more than sixty-six percent (66%) of the total voting power of the Association as cast by the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the real property and other assets of the Association shall be distributed as follows: (i) dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created; or (ii) granted, conveyed and assigned to a nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. Notwithstanding any other provisions of these Articles, the Association shall not carry on any other activities not permitted by any organization exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States internal revenue law).

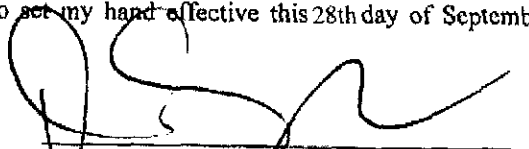
ARTICLE XII AMENDMENTS

Amendment of these Articles of Incorporation may be made at any annual meeting, or any special meeting of the Association called for that purpose. No amendment to these Articles of Incorporation shall take effect unless by the affirmative vote of more than sixty-six percent (66%) of the total voting power of the Association as cast by the Members. No amendment which is inconsistent with the provisions of the Declaration or the Community Documents shall be valid.

ARTICLE XIII
INCORPORATION

Dennis E. Cunningham, II shall be the incorporator of the Association.

IN WITNESS WHEREOF, I have hereunto set my hand effective this 28th day of September,
2016.


Dennis E. Cunningham, II, Incorporator

IDAHO SECRETARY OF STATE

09/28/2016 05:00

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ARTICLES OF INCORPORATION - SOLOMON COURT HOMEOWNERS ASSOCIATION
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