

ARTICLES OF INCORPORATION
OF

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WARD TOWNHOUSES OWNERS' ASSOCIATION, INC. SECRETARY OF STATE
STATE OF IDAHO

The undersigned, acting as the incorporator of a nonprofit corporation ("Corporation") organized under and pursuant to the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code ("Act"), adopts the following Articles of Incorporation ("Articles").

Article I Name.

The name of the Corporation is **Ward Townhouses Owners' Association, Inc.**

Article II Nonprofit Status.

The Corporation is a nonprofit corporation.

IDAHO SECRETARY OF STATE
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Article III Period of Duration.

The period of duration of the Corporation is perpetual.

Article IV Registered Office and Agent.

The location of the Corporation is in the City of Boise, County of Ada, and in the State of Idaho. The address of the initial registered office is 3138 S. Abigail Way, Boise, Idaho 83706, and the name of the initial registered agent at this address is Eric Larson.

Article V Purposes.

The purposes for which the Corporation is organized and will be operated are as follows:

A. The exercise of all the powers and privileges and the performance of all the duties and obligations of the Corporation as set forth in the Ward Townhouses Declaration and Reciprocal Easement and that First Amendment to Declaration and Reciprocal Easement, recorded in the official records of Blaine County, Idaho (the "Declaration"), as amended from time to time.

B. The transaction of any or all lawful business for which corporations may be incorporated under the Idaho Nonprofit Corporation Act, subject only to limitations in the Bylaws and the Declaration and the amendments and supplements thereto.

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C. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes, including, but not limited to, the power to accept donations of money, property, whether real or personal, or any other things of value. Nothing herein contained shall be deemed to authorize or permit the Corporation to carry on any business for profit, to exercise any power, or to do any act that a corporation formed under the Act, or any amendment thereto or substitute therefor, may not at that time lawfully carry on or do.

Article VI Limitations.

No part of the net earnings or the assets of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article V hereof. No substantial part of the activities of the Corporation shall be for the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

Article VII Members.

Each person or entity holding fee simple interest of record to a Sublot (as defined in the Declaration) which is a part of the Ward Townhouses Project, and sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation, shall be a Member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of any Sublot located in the Ward Townhouses Project. Members of the Corporation must be and remain owners of Sublots within the Ward Townhouses Project.

Article VIII Voting Rights

The Corporation shall have one class of voting membership:

(A) Class A Members. The Class A Members shall be owners of Sublots within the Ward Townhouses, including Grantor (as defined in the Declaration). The Class A Members shall be entitled to one (1) vote for each Sublot owned by such Class A Members on the day of the vote.

Article VIII Board of Directors.

The affairs of the Corporation shall be managed by its Board of Directors. The number of Directors serving on the Board of Directors shall be fixed in accordance with the Corporation's Bylaws. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected in the manner and for the term provided in the Bylaws of the Corporation.

The names and street addresses of the persons constituting the initial Board of Directors are:

	<u>NAME</u>	<u>ADDRESS</u>
1.	David Ward	BOX 973, Sun Valley, ID 83353
2.	Eric Larson	3138 S. Abigail Way, Boise, ID 83706
3.	Kathleen Larson	3138 S. Abigail Way, Boise, ID 83706

Article IX Assessments.

Each Member shall be liable for the payment of Assessments provided for in the Declaration and as otherwise set forth in the Bylaws of the Corporation.

Article X Distribution on Dissolution.

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, distribute all the assets of the Corporation consistent with the purposes of the Corporation to such organization or organizations as shall at that time qualify as exempt organizations under Section 501(c)(12) of the Internal Revenue Code of 1986, as amended from time to time, in such manner as the Board of Directors shall determine. Any such assets not so distributed shall be distributed by the district court of the county in which the principal office of the Corporation is then located, exclusively for the purposes or to such organizations, as such court shall determine to be consistent with the purposes of the Corporation.

Article XI Incorporator.

The name and street address of the incorporator is Eric Larson, 3138 S. Abigail Way, Boise, Idaho 83706.

Article XII Bylaws.

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws. The Board of Directors of the Corporation shall be authorized to amend the Corporation's Bylaws at a properly noticed special or regular meeting of the Board of Directors. Neither these Articles nor the Bylaws of the corporation shall be amended or otherwise changed or interpreted to be inconsistent with the Ward Townhouses Declaration.

The undersigned, acting as incorporator of a nonprofit corporation under the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code ("Act"), adopts the following Articles of Incorporation:

DATED this 12th day of September, 2007.

Eric Larson
Eric Larson, Incorporator

STATE OF IDAHO)
 :SS
County of ADA)

On this 18 day of Sept., in the year 2007, before me, Judy Batten, Notary, a Notary Public, personally appeared ERIC LARSON, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Judy Batten
Notary Public for Idaho
Commission expires: 01/09/2012

(SEAL)

