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IDaho SECRETARY OF STATE  
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SECRETARY OF STATE  
STATE OF IDAHO

ARTICLES OF INCORPORATION

OF

ASHTON ESTATES HOMEOWNERS ASSOCIATION, INC.

\* \* \* \* \*

The undersigned, acting as incorporator of a corporation under the Idaho Nonprofit Corporation Act, adopts the following Articles of Incorporation for such corporation.

ARTICLE 1. NAME: The name of the corporation shall be ASHTON ESTATES HOMEOWNERS ASSOCIATION, INC.. This corporation is a nonprofit corporation.

ARTICLE 2. DURATION: The duration of this corporation shall be perpetual.

ARTICLE 3. PURPOSE AND POWERS: The purposes for which the corporation is organized are to engage in all such activities as are incidental or conducive to the attainment of the objectives of the corporation and any other activities which are permitted to be done by a nonprofit corporation under any laws that may now or hereafter be applicable or available to this corporation. Without limiting the foregoing, it is expressly provided hereby that:

- (a) The corporation shall exercise all of the powers and privileges and perform all of the duties and obligations of the corporation as set forth in the Master Declaration of Covenants, Conditions, Restrictions and Easements for ASHTON ESTATES SUBDIVISION (hereinafter "Declaration") applicable to the property and recorded or to be recorded in the Office of the Ada County Recorder, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set out at length.
- (b) The corporation shall fix, levy, collect and enforce payment by any lawful means, all charges or assessments, periodic or special, authorized to be made under the Declaration.

(c) Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dissolution and amendment of these Articles shall require prior approval of the United States Department of Housing and Urban Development and/or the United States Veterans Administration as long as there is a Class B membership and provided that the said agencies then have an interest in the property which is subject to the Declaration.

**ARTICLE 4. MEMBERSHIP:** Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the corporation, including contract sellers, shall be a member of the corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the corporation.

**ARTICLE 5. VOTING RIGHTS:** The corporation shall have two classes of voting membership.

**CLASS A MEMBER**. Class A members shall be all Owners of lots designated in the Declaration, excluding the Declarant for so long as Declarant is the Class B Member. Until the Class B Member Termination Date (defined below), the Class A Members shall not be entitled to vote upon any matter. Upon the Class B Member Termination Date, each Class A Member shall be entitled to one (1) vote for each Lot owned by such Class A Member. Upon the Class B Member Termination Date, Declarant shall become a Class A Member and shall be entitled to one (1) vote for each Lot owned by the Declarant.

**CLASS B MEMBER**. Declarant, by and through Declarants' designated representative (hereinafter "**Declarant's Delegate**"), shall be the Class B Member, and shall be the sole voting Member of the Association entitled to one (1) vote for each Lot until the Class B Member Termination Date. The Class B Member shall cease to be a voting member in the Association upon the earliest to occur of the following: (1) the date upon which the Declarant no longer owns any property or Lot within the Subdivision; (2) the date Declarant informs the Board in writing that Declarant no longer wishes to exercise its rights as the Class B Member hereunder; or (3) June 1, 2030. Such date shall be the "**Class B Member Termination Date**."

**ARTICLE 6. REGISTERED OFFICE AND AGENT:** The address of the initial registered office of this corporation is ~~PO Box 1939, Eagle, ID 83616~~, and the name of its initial registered agent at such address is Matt Drown. *9601 W. STATE ST #203, BOISE, ID 83714*

ARTICLE 7. DIRECTORS: The affairs of the Association shall be managed by a Board of Directors of not less than three (3) nor more than five (5) directors. The number of directors of this corporation shall be fixed by the bylaws and may be increased or decreased from time to time in the manner specified therein. The initial board of directors shall consist of three (3) directors. The names and addresses of the persons who shall serve as directors until the first meeting of the members and until their successors are elected and qualify, or unless they resign or are removed, are:

Matt Drown, PO Box 1939, Eagle, ID 83616  
Don Newell, PO Box 1939, Eagle, ID 83616  
Jean Cariaga, PO Box 1939, Eagle, ID 83616

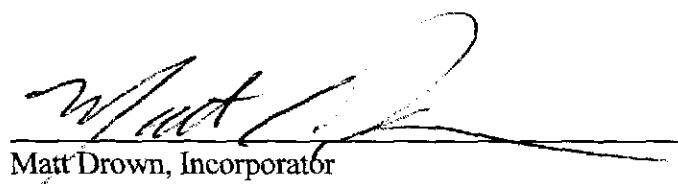
ARTICLE 8. INCORPORATOR: The name and address of the incorporator is as follows:  
Matt Drown, PO Box 1939, Eagle, ID 83616

ARTICLE 9. AMENDMENT OF ARTICLES AND BYLAWS: These Articles may not be amended without the affirmative vote of two-thirds (2/3) of members present at a meeting, called specifically for that purpose, provided that a quorum as specified herein or in the laws of the State of Idaho be present.

ARTICLE 10. DISSOLUTION: Upon dissolution or final liquidation of the corporation, the assets of the corporation shall be dedicated to a public body or conveyed to a nonprofit organization with similar purposes.

ARTICLE 11. LIMITATION OF LIABILITY: A director of this corporation shall not be personally liable to this corporation or its members for monetary damages for breach of fiduciary duty as a director, except for liability (i) for any breach of the director's duty of loyalty to this corporation or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (iii) for any transaction from which the director derived any improper personal benefit. If the Idaho Nonprofit Corporation Act (the "Act") is amended to authorize corporate action further eliminating or limiting the personal liability of directors, then the liability of a director of this corporation shall be eliminated or limited to the fullest extent permitted by the Act as so amended. Any repeal or modification of this Article 11 by the members of the corporation shall not adversely affect any right or protection of a director of the corporation existing at the time of such repeal or modification.

EXECUTED this 26th day of June, 2018, by the undersigned incorporator.



Matt Drown, Incorporator