

ARTICLES OF INCORPORATION  
OF  
**DLR TOWNHOMES**  
**OWNERS ASSOCIATION, INC.**  
An Idaho Non-Profit Corporation

**FILED EFFECTIVE**

2016 AUG 30 AM 10: 59

SECRETARY OF STATE  
STATE OF IDAHO

**KNOW ALL MEN BY THESE PRESENTS:**

That we, the undersigned, acting as the Incorporators under the provisions of the Idaho Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation.

1. **NAME:** The name of this Corporation shall be:

**DLR TOWNHOMES OWNERS ASSOCIATION, INC.**

and said Corporation is and shall be a **non-profit Corporation.**

2. **PURPOSES:** The purposes of the Corporation shall include, but not limited to:

2.1. The management, care, improvement (including capital improvement), operation, maintenance (including snow removal, and/or sprinkler system), repair and/or replacement of the Common Areas located within the property (and if so determined by the Board, the landscaping and driveway areas in the front of the individual Units) (together with any additional properties included by Supplement(s) as permitted in the Declaration), hereinafter referred to as the **“Project”**, described as:

**DLR TOWNHOMES**, to the City of Idaho Falls, County of Bonneville, State of Idaho, as per the plat recorded as Instrument No. 1532422 in the Bonneville County, Idaho Recorder's Office.

2.2. The promotion and management of the recreation, health, safety, welfare and/or such other matters and/or actions, including legal and other professional fees therefor, as may be for the common good and benefit of the Members of the Corporation (Owners of Units within the Project); and the management and operation of business(es), operations, and/or other matters or actions, including such reasonable costs and expenses thereof, as are incurred in or conducive to the fulfillment, management and/or carrying out of the purposes, powers, duties, obligations, business and/or operations of the Association.

2.3. To enforce (including aid and cooperate with the Members of the Corporation in enforcement of) the conditions, covenants and restrictions, including corrective action(s) and repairs and replacement of any Common Area maintained by the Association damaged

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by negligent or willful acts of any Member (and/or occupant of a Member's Unit with consent of such Member), and all costs and expenses thereof, contained in these Articles of Incorporation ("**Articles**"), the Corporation's By-Laws ("**By-Laws**"), and the **DLR TOWNHOMES** Declaration of Covenants, Conditions and Restrictions ("**Declaration**") (the Articles, By-Laws and Declaration are collectively referred to as the "**Documents**").

2.4. To promulgate such rules and regulations ("**Board Rules**") for the use of the Project.

2.5. To exercise any and all power that may be delegated to it from time to time by the Members of said Corporation.

2.6. To do any act, and to carry on any operation and/or business as authorized by and as necessary to compliment and augment the purposes, powers, duties, obligations, management and/or operations of the Corporation pursuant to and in accordance with the Documents and the Laws of the State of Idaho.

3. **POWERS AND ASSESSMENTS:** The Corporation (also herein referred to as the "**Association**") is authorized and empowered to do any act, and to carry on any operation and/or business as authorized by and as necessary to compliment and augment the purposes, powers, duties, obligations, management and/or operations of the Corporation pursuant to and in accordance with the Documents, including as the Board of Directors ("**Board**") may enact, and the Laws of the State of Idaho, and as necessary to compliment and augment the general purposes and powers of the Association; to levy such Regular, Special and Limited Assessments to the Members (Owners of Units) as the Board shall determine; to enforce payment of such Assessments; and to enforce the covenants, conditions, and restrictions contained in the Documents.

4. **INITIAL REGISTERED OFFICE AND AGENT:** The street address of the Corporation's initial Registered Office and the name of its initial Registered Agent at that office is:

Larry Reinhart  
1740 N. Bramble  
Idaho Falls, ID 83402

5. **MAILING ADDRESS OF THE CORPORATION:** The mailing address of the Corporation shall be:

P.O. Box 51326  
Idaho Falls, ID 83405

6. **INCORPORATORS AND DIRECTORS NAMES AND ADDRESSES:** The management of the Corporation shall be carried out and facilitated by an initial Board of Directors

consisting of three (3) persons. The names and addresses of the Incorporators and initial Board of Directors are:

Larry Reinhart  
P.O. Box 51326  
Idaho Falls, ID 83405

Dorothy Reinhart  
P.O. Box 3258  
Alpine, WY 83128

Debra Reinhart  
1740 Bramble  
Idaho Falls, ID 83402

7. **MEMBERS, MEMBERSHIP AND VOTING:** Owners of Units within the Project shall be Members of the Corporation and have voting rights, subject to the rights, privileges, limitations and restrictions set forth in the By-Laws of the Corporation.

8. **DISSOLUTION/LIQUIDATION:** In the event of the dissolution and liquidation of this Corporation, to the extent allowed or permitted under applicable laws, the property and assets of the Corporation shall be, as determined by the Board of Directors, distributed to the Members prorata or sold with the proceeds distributed to the Members prorata.

**IN WITNESS WHEREOF**, the undersigned have executed these Articles of Incorporation and certify to the truth of the facts herein.

Dated: \_\_\_\_\_

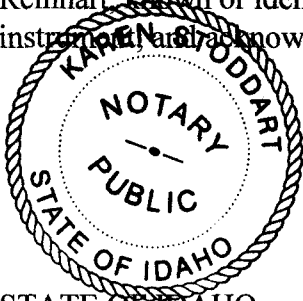
[Signature]  
Larry Reinhart

[Signature]  
Debra Reinhart

[Signature]  
Dorothy Reinhart

STATE OF IDAHO )  
 ) SS.  
COUNTY OF BONNEVILLE )

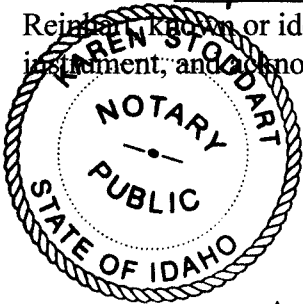
On 8/18/2016, before me, the undersigned, personally appeared Larry Reinhart, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



[Signature]  
NOTARY FOR THE STATE OF Idaho  
Commission Expires: 8/24/2021

STATE OF IDAHO )  
 ) SS.  
COUNTY OF BONNEVILLE )

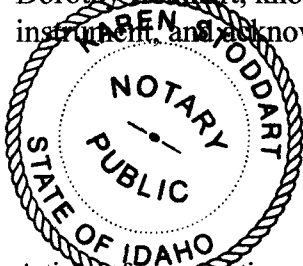
On 8/18/2016, before me, the undersigned, personally appeared Debra Reinhart, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



[Signature]  
NOTARY FOR THE STATE OF Idaho  
Commission Expires: 8/24/2021

STATE OF Idaho )  
 ) SS.  
COUNTY OF Bonneville )

On 8/18/2016, before me, the undersigned, personally appeared Dorothy Reinhart, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



[Signature]  
NOTARY FOR THE STATE OF Idaho  
Commission Expires: 8/24/2021