

**ARTICLES OF INCORPORATION
OF
SUMMERSWEET STORAGE CONDO OWNERS ASSOCIATION**

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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 Idaho Nonprofit Corporations Act (Title 30, Chapter 30, Idaho Code), does hereby certify, declare, and adopt the following Articles of Incorporation of Summersweet Storage Condo Owners Association, Inc. (the "**Articles**"):

ARTICLE I
NAME

The name of the corporation is Summersweet Storage Condo Owners Association, Inc. (the "**Association**").

ARTICLE II
TERM

The period of existence and duration of the life of the Association is perpetual.

ARTICLE III
NONPROFIT

The Association is a nonprofit, membership corporation.

ARTICLE IV
REGISTERED AGENT

The location and street address of the initial registered office of the Association is 460 E. Sun Valley Road, Suite 203, Ketchum, ID 83340, and Michael Page is hereby appointed the initial registered agent of the Association.

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

The Association is formed to exercise all powers and privileges, and to perform all of the duties and obligations, of the Association as set forth in the Condominium Declaration for Summersweet Storage Condominiums, to be hereinafter recorded in the real property records of Ada County, Idaho, as the same is now or hereinafter recorded in the real property records of Ada County, Idaho, and as the same may be amended and supplemented from time-to-time according to its terms (the "**Declaration**"). The Declaration is incorporated by this reference as if fully set forth herein. Capitalized terms used and not defined in these Articles have the meanings set forth in the Declaration. The Association does not contemplate pecuniary gain or profit to the Owners. The Association is formed for the purpose of acting as the "management body" of the Project in accordance with the Condominium Act.

ARTICLE VI
MEMBERSHIP & VOTING RIGHTS

Every Owner of a Condominium is a Member of the Association and has one membership for each Condominium in the Project owned by such Owner. If the Owner of a Condominium shall be more than one (1) Person, all such Persons shall have a membership in the Association and be deemed Members, but the voting rights in the Association attributable to that Condominium may not be split and shall be exercised by one (1) representative selected by such Persons as they, among themselves, may determine. In the event such Persons are unable to agree among themselves on any matter put to a vote as to how the vote shall be cast, such Persons shall not be entitled to vote on the matter in question. If only one such Person casts a vote, it will thereafter be conclusively presumed for all purposes that such Person was acting with the authority and consent of all other co-Owners of such Condominium. To this end, only one (1) vote is allocated to each Condominium, regardless of the number of Persons that hold an ownership interest in such Condominium. In all events, each Member's voting rights are subject to Grantor's proxy rights during the Initial Development Period.

ARTICLE VII
BOARD OF DIRECTORS

The business and affairs of the Association is managed and controlled by the Board of Directors (the "**Board**"). The Board will consist of not less than three (3) directors and no more than five (5) directors. Directors need not be Owners. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their successors are as follows:

Michael Page	460 E. Sun Valley Road, Suite 203 Ketchum, ID 83340
Tony St. George	460 E. Sun Valley Road, Suite 203 Ketchum, ID 83340
Shane Jimenez	5460 N Bogus Basin Road Boise, ID 83702

ARTICLE VIII
ASSESSMENTS

Each Owner is liable for the payment of Assessments pursuant to the Declaration and as set forth in the Bylaws of the Association.

ARTICLE IX
DISSOLUTION

The Association will only be dissolved at a regular meeting, or a special meeting of the Association called for that purpose, by the affirmative votes of at least eighty-five percent (85%) of the total voting power of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the real and personal property of the Association will 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 will 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 X
AMENDMENTS

These Articles may be made at any regular meeting, or any special meeting of the Association called for that purpose, by the affirmative vote of at least sixty-five percent (65%) of the total voting power of the Association, subject to Grantor's proxy rights during the Initial Development Period. No amendment that is inconsistent with the provisions of the Declaration will be valid.

ARTICLE XI
INCORPORATOR

The name and address of the incorporator of the Association is:

Michael Page
460 E. Sun Valley Road, Suite 203
Ketchum, ID 83340

EXECUTED as of this 30th day of August, 2019.



Michael Page, Incorporator