

**ARTICLES OF INCORPORATION  
OF  
POLSTON AVENUE CONDOMINIUMS  
OWNERS ASSOCIATION, INC.**

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

**I. CORPORATE NAME**

The name of the Corporation is **POLSTON AVENUE CONDOMINIUMS OWNERS ASSOCIATION, INC.**

**II. NONPROFIT STATUS**

The corporation shall be a nonprofit corporation.

**III. PERPETUAL DURATION**

The period of its duration is perpetual.

**IV. PURPOSES & POWERS**

The purpose or purposes for which the Corporation is organized are as follows:

To undertake all activities permitted by law to be undertaken by a nonprofit corporation, including, but, without limiting the scope of its powers, the following:

(a) To provide for the construction, management, operation, administration, maintenance, repair, improvement, preservation, insurance, and architectural control of Association property situated in Kootenai County, Idaho, commonly known as POLSTON AVENUE CONDOMINIUMS as well as to any additional land to which, by membership, the powers and purposes of this corporation are extended, and to promote the health, safety and welfare of said property and of the membership of the corporation, in accordance with the bylaws duly adopted by the corporation and those certain Condominium Declaration and Covenants, Conditions and Restrictions for Polston Avenue Condominiums, as from time to time amended, (the "Declaration"), recorded in the office of the Recorder, Kootenai County, Idaho.

(b) To fix, levy, collect and enforce the assessments and fines as may be set forth in the Declarations and bylaws;

(c) To pay all expenses and obligations incurred by the Association in the conduct of its business, including without limitation, all licenses, taxes or governmental charges levied or imposed against the Association property; and,

(d) To have and exercise any and all powers, rights and privileges which a corporation, under the Idaho Nonprofit Corporation Act, may now or hereafter have or exercise.

## **V. MEMBERS AND MEMBERSHIP**

1. Non-stock Corporation. There shall be no stock issued by the corporation and there shall be no shareholders. Participation in the management and ownership of the corporation shall be by membership only.

2. Membership. The membership of the corporation shall be as set forth in the Declaration, as further governed by the bylaws of the corporation.

3. Limitation on Transfer/Distribution. Membership in the corporation is appurtenant to and cannot be segregated from ownership of any Unit. Except as may be provided in the case of dissolution of the corporation and subject to the provisions of Article XI, herein, a dissenting member shall not be entitled to any return or any contribution or other interest in the corporation.

## **VI. BYLAWS**

The provisions for the regulation of the internal affairs of the corporation shall be contained in the Bylaws, which shall be duly adopted by the board of directors of the corporation.

## **VII. REGISTERED OFFICE/AGENT**

The street address of the initial registered office of the corporation is c/o Liesche & Reagan, P.A., 1044 Northwest Boulevard, Suite. D, Coeur d' Alene, Idaho 83814, and the name of its initial registered agent at such street address is Michael E. Reagan.

## **VIII. BOARD OF DIRECTORS**

The number of directors constituting the board of directors of the corporation shall be three in number, all of whom shall be members of the Association or agents of an individual, corporate or other non-individual Member. The directors shall be elected by cumulative voting. The names and addresses of the persons who are to serve as initial directors until their successors are elected and shall qualify are:

NAME	ADDRESS
Jodi Johnson	9491 W. Driftwood Dr. Coeur d' Alene, Idaho 83814
W. Brant Morris	9889 W. Gallop Ln. Post Falls, Idaho 83854
Scott Johnson	9491 W. Driftwood Dr. Coeur d' Alene, Idaho 83814

## **IX. INCORPORATOR**

The name and address of the incorporator is as follows:

Michael E. Reagan  
1044 Northwest Boulevard Ste. D  
Coeur d' Alene, Idaho 83814

## **X. ASSESSMENTS/ENFORCEMENT**

Assessments may be levied upon the membership as set forth in the Declaration. The manner of assessment and collection of such levies shall be determined by the directors, and as provided in the Declaration, provided that assessments may be secured by a lien in the real property to which the membership is appurtenant, and may be enforceable by civil action and/or forfeiture of membership as by law provided

## **XI. DISSOLUTION**

In the event of the dissolution, liquidation, or winding up of the corporation, and after paying or adequately providing for all of the debts and obligations of the corporation, the Directors shall cause the remaining assets of the corporation, if any, to be distributed according to the provisions of Idaho Code §§ 303-109, 113, 114 & 115, and any other provision(s) of Title 30, Chapter 3 of the Idaho Code, as the same may from time to time be amended.

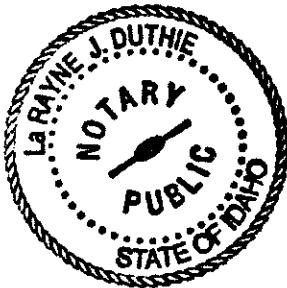
For the purposes of forming this Corporation under the laws of the State of Idaho, I, the undersigned, constituting the incorporator of this Corporation, have executed these Articles of Incorporation this 27 day of NOVEMBER, 2006.

Michael E. Reagan  
Michael E. Reagan, Incorporator

STATE OF IDAHO )  
: ss.  
County of Kootenai )

On this 27<sup>th</sup> day of November, 2006, before me, the undersigned, a Notary Public in and for said State, appeared **MICHAEL E. REAGAN**, known or identified to me to be the person who executed the within and foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



LaRaine J. Duthie  
NOTARY PUBLIC for Idaho  
Residing at Cataldo  
My commission expires: 2/17/13