

**FILED EFFECTIVE**

08 OCT 17 AM 8:18

**ARTICLES OF INCORPORATION  
OF  
HARRINGTON CROSSING CONDOMINIUM ASSOCIATION**

SECRETARY OF STATE  
STATE OF IDAHO

The undersigned, in compliance with the requirements of the Idaho Code, has this day formed a corporation not for profit and does hereby certify:

**ARTICLE I  
NAME OF CORPORATION**

The name of the corporation is Harrington Crossing Condominium Association, Inc., hereafter called the "Association."

**ARTICLE II  
REGISTERED OFFICE**

The initial registered office of the Association is located at 738 S. Bridgeway Place, Suite 100, Eagle, Idaho 83616.

**ARTICLE III  
REGISTERED AGENT**

Steve Glasgow is hereby appointed the initial registered agent of this Association.

IDAHO SECRETARY OF STATE  
10/17/2008 05:00  
CR: 2310 CT: 192242 BH: 1140404  
1 @ 30.00 = 30.00 INC NONP # 2

**ARTICLE IV  
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association is a nonprofit corporation. The specific purposes for which it is formed are to provide for maintenance and preservation of the condominiums and common areas within that certain tract of property commonly known as Harrington Crossing Condominiums according to the plat thereof recorded, or to be recorded, in the official records of Ada County, Idaho, and any additions thereto as may hereafter be brought within the jurisdiction of this Association, hereinafter called the "Property", and to promote the health, safety and welfare of the owners and occupants within the Property. Without limiting the power and authority of the Association, the Association may take any of the following actions in furthering its purposes:

- (a) exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in that certain Condominium Declaration For Harrington Crossing Condominiums, hereinafter called the "Declaration," applicable to the Property and recorded, or to be recorded, in the official records of Ada County, Idaho, and as the same may be amended from time to time as therein provided;
- (b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) borrow money, and/or mortgage, pledge, deed in trust, or encumber any or all of its real

C180501

or personal property as security for money borrowed or debts incurred;

- (e) dedicate, sell or transfer, pursuant to the terms of the Declaration, all or any part of the common areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the owners;
- (f) participate in mergers and/or consolidations with other nonprofit corporations organized for the same purposes or annex additional property and common areas, provided that any such merger, consolidation or annexation shall be in conformance with the terms of the Declaration;
- (g) exercise any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Act may by law may now or hereafter have or exercise.

#### **ARTICLE V MEMBERSHIP AND VOTING RIGHTS**

Membership in the Association and the voting rights associated therewith shall be as enunciated in the Declaration.

#### **ARTICLE VI BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a board of at least three (3) but no more than five (5) directors who need not be members in the Association. Initially, the board shall consist of three (3) directors. The number of directors may be changed by amendment of the Association's Bylaws. The names and addresses of the persons who are to act in the capacity of the directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Lloyd Glasgow	738 S. Bridgeway Place Suite 100 Eagle, Idaho 83616
Steve Glasglow	738 S. Bridgeway Place Suite 100 Eagle, Idaho 83616
Judy Glasglow	738 S. Bridgeway Place Suite 100 Eagle, Idaho 83616

At the first annual meeting, and at all annual meetings thereafter, the owners shall elect all directors for a term of one (1) year.

**ARTICLE VII  
DISSOLUTION**

The Association may be dissolved by a unanimous vote of the owners at a duly noticed meeting. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted exclusively to such similar purposes. No part of the monies, properties or assets of the Association, upon dissolution or otherwise, shall inure to the benefit of any private person or individual or owner.


**ARTICLE VIII  
DURATION**

The corporation shall exist perpetually.

**ARTICLE IX  
AMENDMENTS**

Amendment of these Articles shall require the assent of not less than fifty-one percent (51%) of the owners (based upon their percentage of ownership interests in the Common Areas). In addition, any such amendment shall be deemed an amendment to the Declaration which, in addition to any required filings with the Idaho Secretary of State, shall be recorded in the records of Ada County, Idaho properly referring to the Declaration and its recording information.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the state of Idaho, I, the undersigned, the incorporator of this Association, have executed theses Articles of Incorporation this 15 day of OCT, 2006.

  
\_\_\_\_\_  
Steve Glasgow  
738 S. Bridgeway Place  
Suite 100  
Eagle, Idaho 83616