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ARTICLES OF INCORPORATION  
OF  
JESSICA CONDOMINIUMS, INC.

SECRETARY OF STATE  
STATE OF IDAHO

The undersigned, acting as the incorporator of a nonprofit corporation organized under and pursuant to the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code ("**Act**"), adopts the following Articles of Incorporation.

ARTICLE I  
NAME

The name of the corporation is Jessica Condominiums, Inc., (the owners association for Jessica Condominiums) hereinafter called "**Association**."

ARTICLE II  
NONPROFIT STATUS

The Association is a nonprofit corporation.

ARTICLE III  
DURATION

The period of duration of the Association is perpetual.

ARTICLE IV  
PURPOSE AND POWERS OF THE ASSOCIATION

1. The nature of the business and the objective and purpose of this Association shall be as follows:

(a) This Association shall be the "**Management Body**" as defined in Section 55-1503, Idaho Code, and as provided for in the terms and conditions of that certain Condominium Declaration for the Jessica Condominiums recorded in the official records of Ada County, Idaho, as the same may be amended from time to time as therein provided ("**Declaration**"), which delegates and authorizes this Association to exercise certain functions as the Management Body. Any capitalized term herein shall have the same meaning and definition as set forth in the Declaration, unless specifically indicated to the contrary herein.

(b) The Management Body shall have the power to have, exercise, and enforce all rights and privileges to assume, incur, perform, carry out, and discharge all duties, obligations, and responsibilities of a Management Body as provided for in the Idaho Condominium Property Act (as defined below) in the Declaration, as such

IDAHO SECRETARY OF STATE  
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Declaration is originally executed or, if amended, as amended. The Management Body shall have the power to adopt and enforce rules and regulations covering the use of the condominium project or any area or units thereof, to levy and collect the annual and special assessments and charges against the Units and the Members thereof, and, in general, to assume and perform all the functions to be assumed and performed by the Management Body as provided for in the Declaration. It shall have the power to transfer, assign, or delegate such duties, obligations, or responsibilities to other persons or entities as permitted or provided for in the Idaho Condominium Property Act, the Declaration, or in an agreement executed by the Association with respect thereto. The Management Body shall actively foster, promote, and advance the interest of owners of the Condominium Units within the Condominium project.

2. In addition to the foregoing, where not inconsistent with either the Idaho Condominium Property Act (Title 55, Chapter 15, Idaho Code) or Title 30, (Chapter 3) Idaho Code, the Association shall have the following powers:

(a) The Association shall have the authority set forth in Title 30 (Chapter 3) of the Idaho Code relating to the organization and conduct of nonprofit corporations.

(b) The Association shall have the power to buy, sell, acquire, hold, mortgage, or enter into a security agreement, pledge, lease, assign, transfer, trade, and deal in and with all kinds of personal property, goods, wares, and merchandise of every kind, nature, and description.

(c) The Association shall have the power to buy, sell, lease, let, mortgage, exchange, or otherwise acquire or dispose of lands, lots, houses, buildings and real property, hereditaments, and appurtenances of all kinds and wheresoever situated, and any interest and rights therein, to the same extent as natural persons might or could do and without limit as to amount.

(d) The Association shall have the power to borrow money, draw, make, accept, enforce, transfer, and execute promissory notes, debentures, and other evidences of indebtedness, and for the purpose of securing any of its obligations or contracts, to convey, transfer, assign, deliver, mortgage, and/or pledge all or any part of the property or assets, real or personal, at any time owned or held by this Association.

(e) The Association shall have the power to have one or more officers to carry on all or any part of its operations and businesses and to do all and everything necessary, suitable, convenient, or proper for the accomplishment of any of the purposes, or the attainment of any one or more of the objectives herein named, or which shall at any time appear conducive or expedient for the protection or benefit of the Association, and which now or hereafter may be authorized by law, and this to the same extent and as fully as natural persons might or could do as principals, agents,

contractors, trustees, or otherwise, and either alone or in connection with any firm, person, association, or corporation.

(f) To dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members.

The foregoing clauses are to be construed both as objectives and powers. As hereby expressly provided, an enumeration herein of the objectives, powers, and purposes shall not be held to restrict in any manner the general powers of the Association. The Association shall have the power to do all acts that are necessary and convenient to obtain the objectives and purposes herein set forth to the same extent and as fully as any natural person could or might do within the framework of the Idaho Condominium Property Act, these Articles of Incorporation, and the nonprofit corporation laws of Idaho.

## **ARTICLE V BOARD OF DIRECTORS**

The affairs of this Association shall be managed by its Board of Directors. The Board of Directors shall initially consist of four (4) individuals, each of whom need not be a Member of the Association. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected or appointed by the Members of the Association in the manner and for the term provided in the Bylaws of the Association.

The names and street addresses of the persons constituting the initial Board of Directors are:

<b>Name</b>	<b>Address</b>
Mike Mussell	170 McClure Ave., Nampa, ID 83651
Patty Mussell	170 McClure Ave., Nampa, ID 83651
Allan Britten	13 Mesa Vista, Boise, ID 83705
Laurie Britten	13 Mesa Vista, Boise, ID 83705

## **ARTICLE VI PRINCIPAL OFFICE AND REGISTERED AGENT**

The initial principal office and mailing address of the Association is 170 McClure Ave., Nampa, ID 83651. The initial registered agent of the Association is Patty Mussell at 170 McClure Ave., Nampa, ID 83651.

The Registered Agent and the location and principal office of the Association may be changed at any time by the Board of Directors of the Association.

## **ARTICLE VII INCORPORATOR**

The incorporator and his address are as follows:

Mike J. Mussell  
170 McClure Ave.  
Nampa, ID 83651

## **ARTICLE VIII MEMBERSHIP**

Every person or entity who is a record owner, whether one or more persons or entities, of a fee simple title to any Condominium as defined in the Declaration and which is subject by the Declaration to assessment by the Association, including contract sellers (the "**Owners**"), shall be a member of the Association. Each Owner consents to such membership in the Association by virtue of being a condominium Owner. The foregoing shall not include persons or entities holding 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 condominium which is subject to assessment by the Association. Any assessment made by the Association on any condominium in the Development shall be secured by a lien on such condominium as provided in the Declaration.

## **ARTICLE IX VOTING RIGHTS**

The authorized number and qualifications of members of the Association, the different classes of members, if any, the property, voting, and other rights and privileges of members, and their liability for assessments and the method of collection thereof, shall be as set forth in the Bylaws and/or Declaration. Cumulative voting shall not be allowed. The association shall have voting members.

## **ARTICLE X LIABILITY FOR ASSESSMENTS**

Each Member shall be liable for the payment of assessments provided for in the Declaration and for the payment and discharge of the liabilities of the Association as provided for in the Declaration, the Idaho Condominium Property Act (Title 55, Chapter 15, Idaho Code), and as set forth in the Bylaws of the Association.

## **ARTICLE XI DISSOLUTION**

The Association may be dissolved as provided by law.

Upon the dissolution of the Association, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Association, dispose of all of the assets of the Association exclusively for the purposes of the Association in such manner as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the District Court of the Fourth Judicial District of the State of Idaho, in and for Ada County as said court shall determine.

## **ARTICLE XII NONPROFIT LIMITATIONS**

No part of the net earnings of the Association shall inure to the benefit of any Member or individual (other than by acquiring, constructing, or providing management, maintenance, and care of property held by the Association, commonly held by the Members of the Association, or located in the Condominium Project and owned by Members of the Association, and other than by a rebate of excess membership dues, fees, or assessments).

## **ARTICLE XIII BYLAWS**

Provisions for the regulation of the internal affairs of the Association shall be set forth in the Bylaws.

## **ARTICLE XIV AMENDMENTS**

Amendments of these Articles shall require the approval of the Members by two-thirds (2/3) of the votes cast.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Idaho, the undersigned has executed these Articles of Incorporation this 11 day of NOVEMBER, 2011.



Mike J. Mussell, Incorporator