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SECRETARY OF STATE
STATE OF IDAHO

**ARTICLES OF INCORPORATION
FOR**

THE BOULEVARD AT HARRIS RANCH ASSOCIATION, INC.

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, for the purpose of forming a nonprofit, membership 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 ("**Articles**"):

**ARTICLE I
NAME**

The name of the corporation shall be The Boulevard at Harris Ranch Association, Inc. (the "**Association**").

**ARTICLE II
PURPOSE 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 Declaration of Common Maintenance Agreement for The Boulevard at Harris Ranch recorded in the official records of Ada County, Idaho as Instrument No. 2015-074988, as amended or supplemented from time-to-time (the "**Declaration**"), which are 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.

**ARTICLE III
MAILING ADDRESS**

The Association's initial mailing address shall be: PO Box 1610
Eagle, Idaho 83616

**ARTICLE IV
BOARD OF DIRECTORS**

SECRETARY OF STATE
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The affairs of the Association shall be managed and controlled by the Board of Directors (the "**Board**"). The Board shall consist of not less than three (3) directors and no more than five (5) directors. Directors need not be Owners. During the Initial Development Period, Grantor shall have the exclusive right to appoint, remove and replace directors at anytime and from time-to-time in Grantor's sole discretion. After the Initial Development Period, the Owners shall have the right to appoint, remove or replace directors as provided in the Bylaws. Any vacancy on the Board may be filled by majority vote of the remaining Directors, through a special election at any meeting of the Board. 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:

Amy Kelley	PO Box 1610 Eagle, Idaho 83616
James Luchini	PO Box 1610 Eagle, Idaho 83616
Roberta Riley	PO Box 1610 Eagle, Idaho 83616

ARTICLE V REGISTERED AGENT

The name of the Association's initial registered agent is Givens Pursley Corporate Services LLC, whose address is 601 W. Bannock Street, Boise, Idaho 83702.

ARTICLE VI MEMBERSHIP

Every Owner in the Community shall be a member of the Association and shall have one membership for each Lot in the Community owned by such Owner. Each Owner will be entitled to one (1) vote for each Lot owned by such Owner, subject to Grantor's rights during the Initial Development Period (as set forth in the Declaration).

ARTICLE VII ASSESSMENTS

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

ARTICLE VIII DISSOLUTION

The Association shall only be dissolved at a regular meeting, or a special meeting of the Association called for that purpose, by the affirmative votes of no less than ninety percent (90%) 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 shall 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 shall 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 IX BYLAWS

The bylaws of the Association (the “Bylaws”) may be altered, amended, or new bylaws adopted at any regular meeting, or any special meeting of the Association called for that purpose, by the affirmative vote of fifty percent (50%) of the total voting power of the Association.

ARTICLE X AMENDMENTS

Amendment of 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 sixty-five percent (65%) or more of the total voting power of the Association. No amendment which is inconsistent with the provisions of the Declaration shall be valid.

ARTICLE XI INCORPORATOR

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

Amy Kelley
PO Box 1610
Eagle, Idaho 83616

EXECUTED as of this 16 day of October, 2015.


Amy Kelley, Incorporator