

ARTICLES OF INCORPORATION  
OF  
LAKE CREST ESTATES HOMEOWNERS'  
ASSOCIATION, INC.

**FILED EFFECTIVE**

**2017 AUG 11 PM 12: 22**

**SECRETARY OF STATE  
STATE OF IDAHO**

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

**ARTICLE I - NAME**

The name of the Corporation is LAKE CREST ESTATES HOMEOWNERS' ASSOCIATION, INC.

**ARTICLE II - NONPROFIT STATUS**

The Corporation is a nonprofit corporation.

**ARTICLE III - PERIOD OF DURATION**

The period of duration of the Corporation is perpetual.

**ARTICLE IV - REGISTERED OFFICE AND AGENT**

The location of the Corporation is in the County of Canyon, State of Idaho. The address of the initial office is 960 South Broadway Avenue, Suite 315, Boise, Idaho 83706, and the name and address of the initial registered agent is Richard A. Cummings, 960 South Broadway Avenue, Suite 315, Boise, Idaho 83706.

**ARTICLE V - PURPOSES**

The purposes for which the Corporation is organized and will be operated are as follows:

A. For the purpose of carrying out the duties and obligations of the Homeowners' Association under the Declaration of Covenants, Conditions & Restrictions for Lake Crest Estates.

B. Charitable, religious, educational, or scientific within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time, including, for such purposes, the making of distributions to organizations that qualify as exempt under such Section 501(c)(3).

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C. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes, including, but not limited to, the power to accept donations of money, property, whether real or personal, or any other things of value. Nothing herein contained shall be deemed to authorize or permit the Corporation to carry on any business for profit, to exercise any power, or to do any act that a corporation formed under the Act, or any amendment thereto or substitute therefor, may not at that time lawfully carry on or do.

## ARTICLE VI - LIMITATIONS

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein. No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a Corporation exempt from Federal Tax under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any further Federal Tax Code, or (b) by a Corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code or corresponding section of any future Federal Tax Code.

## ARTICLE VII - MEMBERS

There shall be one (1) voting Member of the Corporation for each Lot in Lake Crest Estates.

## ARTICLE VIII - BOARD OF DIRECTORS

The affairs of the Corporation shall be managed by a Board of not less than three (3) Directors. The number of Directors serving on the Board of Directors shall be fixed in accordance with the Corporation's Bylaws. Each Director of the Corporation shall, at all times, be a Member of the Corporation. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected by the Members of the Corporation in the manner and for the term provided in the Bylaws of the Corporation.

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

Susan Hockberger  
6027 41<sup>st</sup> Avenue SW  
Seattle, WA 98136

Renee Baird  
15598 Moosehorn Way  
Caldwell, ID 83607

Gary McAllister  
2115 E. Bowstring St.  
Meridian, ID 83642

## ARTICLE IX - DUES AND ASSESSMENTS

The Corporation may collect dues and assessments from its Members in accordance with the provisions of the Declaration of Covenants, Conditions & Restrictions for Lake Crest Estates.

## ARTICLE X - DISTRIBUTION ON DISSOLUTION

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, distribute all the assets of the Corporation consistent with the purposes of the Corporation to such organization or organizations as shall at that time qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time, in such manner as the Board of Directors shall determine. Any such assets not so distributed shall be distributed by the district court of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organizations as such court shall determine to be consistent with the purposes of the Corporation.

## ARTICLE XI - INCORPORATOR

The name and street address of the Incorporator is BBADS, LLC, c/o P.O. Box 1545, Boise, Idaho 83701.

## ARTICLE XII - BYLAWS

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

The Board of Directors of the Corporation shall be authorized to amend the Corporation's Bylaws at a properly noticed special or regular meeting of the Board of Directors.

DATED This 28 day of July, 2017.

BBADS, LLC, an Idaho limited liability company,  
Incorporator

By: Susan Hockberger  
Susan Hockberger, Member