

ARTICLES OF INCORPORATION OF  
HOLLICE WOODS HOMEOWNER ASSOCIATION, INC.  
(A NON-PROFIT CORPORATION)

For Office Use Only

**-FILED-**

File #: 0005566251

Corporation under the Idaho

Date Filed: 1/11/2024 10:08:00 AM

THE UNDERSIGNED, acting as incorporator of a non-profit corporation under the Idaho Non-Profit Corporation Act, Idaho Code §30-30-101, et seq., adopts the following Articles of Incorporation.

ARTICLE I.

The name of the Corporation is Hollice Woods Homeowner Association, Inc. The Corporation is a non-profit corporation.

ARTICLE II.

The period of the Corporation's duration is perpetual.

ARTICLE III.

The purposes for which the Corporation is organized are to transact any and all lawful business for which corporations may be incorporated under the Idaho Non-Profit Corporation Act. The Corporation is a homeowners' association with certain duties and rights with respect to certain real property located in the City of Rathdrum in Kootenai County, Idaho. Said property is further described as follows:

That portion of the East half of the Southeast Quarter of Section 7, Township 51 North, Range 4 West, Boise Meridian, City of Rathdrum, Kootenai County, Idaho. Lying northerly of the existing Spokane International Railroad right-of-way, excepting therefrom that portion conveyed to the City of Rathdrum by Corrective Grant Deed recorded December 20, 2022, as Instrument No. 2924564000, records of Kootenai County, Idaho.

Said property is intended to be developed under a uniform system of residential development subject to a "Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Hollice Woods Located in Rathdrum, Kootenai County, Idaho," to be recorded with the records of Kootenai

County, together with any subsequent amendments thereto (which are collectively referred to herein as “the Declaration”). The Corporation is the “Association” defined in Section 1.03 of the Declaration. The purposes for which the Corporation is incorporated shall include, subject to the terms of such Declaration and any amendments thereto, the management, oversight, and enforcement of the Declaration and such rules and regulations as may arise thereunder, together with the assessment of all assessments, dues, and expenses as described or provided therein. The affairs of the Corporation shall be managed by its Board of Directors.

#### ARTICLE IV.

The name and street address of the initial registered agent of the Corporation is as follows:

John F. Magnuson  
P.O. Box 2350  
1250 Northwood Center Court, Suite A  
Coeur d’Alene, ID 83814

#### ARTICLE V.

The number of directors constituting the initial Board of Directors of the Corporation is three (3), and the names and addresses of the persons who are to serve as directors until the first annual meeting of the members or until their successors are elected and shall qualify are: John F. Magnuson, 1250 Northwood Center Court, Suite A, Coeur d’Alene, Idaho 83814; Tom Anderl, 1250 Northwood Center Court, Suite A, Coeur d’Alene, Idaho 83814; and Hayden Anderl, 1250 Northwood Center Court, Suite A, Coeur d’Alene, Idaho 83814.

#### ARTICLE VI.

The name and address of the incorporator is as follows: John F. Magnuson, P.O. Box 2350, 1250 Northwood Center Court, Suite A, Coeur d’Alene, ID 83814.

ARTICLE VII.

In the event the Corporation is dissolved in conformity with both Idaho law (the Idaho Non-Profit Corporation Act, I.C. §30-30-101, et seq., as it now exists or is hereafter amended) and the provisions of the Declaration as may pertain to the real properties described therein, then any assets of the Corporation which remain after paying all corporate obligations and liabilities shall be liquidated and distributed to the Corporation's members (to be determined as of such date as the Corporation's Board fixes in its discretion) pro ratably.

ARTICLE VIII.

Membership in the Association shall be as defined in the "Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Hollice Woods Located in Rathdrum, Kootenai County, Idaho," to be recorded with the Kootenai County Recorder, and any subsequent amendments thereto. Proof of ownership of a lot described in, and specifically made subject to, the referenced Declaration shall constitute sufficient proof of membership in the Corporation.

ARTICLE IX.

Authorization of assessments to be levied upon all members of the Corporation are herein granted. The Board of Directors are herein authorized to fix the amount and collection of assessments by such methods as are provided in, and consistent with, the subject Declaration. Assessments are enforceable by legal action as provided in the subject Declaration.

ARTICLE X.

The voting members, as defined in the subject Declaration, shall not enjoy the right of cumulative voting in any election for directors of the Corporation.

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DATED this 8<sup>th</sup> day of January, 2024.

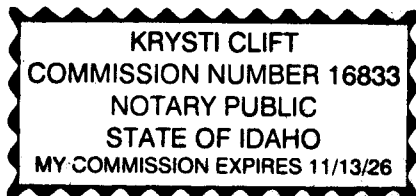
INCORPORATOR

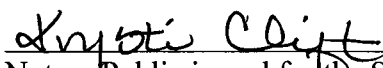
  
John F. Magnuson

STATE OF IDAHO            )  
                                      ) ss.  
County of Kootenai        )

On this 8<sup>th</sup> day of January, 2024, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared, JOHN F. MAGNUSON, known or identified to me to be the Incorporator for Hollice Woods Homeowner Association, Inc., the person whose name is subscribed to the within instrument and who acknowledged that he executed the same.

WITNESS my hand and official seal.



  
Notary Public in and for the State of Idaho  
Residing at: Coeur d'Alene  
My commission expires: 11/13/26

HOLLICE WOODS-ARTICLES OF INC.wpd