

FILED EFFECTIVE 10 SEP -3 AM 8:23

ARTICLES OF INCORPORATION  
OF  
BOWMONT ACRES HOMEOWNERS ASSOCIATION, INC.

SECRETARY OF STATE  
STATE OF IDAHO

The undersigned 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 BOWMONT ACRES HOMEOWNERS ASSOCIATION, INC., hereinafter called "**Association**."

ARTICLE II

NONPROFIT STATUS

The Association is a nonprofit corporation.

ARTICLE III

DURATION

The period of duration of the Association is formed are:

- a. The specific and primary purpose for which the Association is formed are to be a residential real estate management association and to provide for the acquisition, construction, management, maintenance and care of real and personal property held by the Association or commonly held by the members of the Association or located in Bowmont Acres Subdivision, in Canyon County, Idaho (as defined in the Declaration as the "**Development**") and owned by members of the Association and otherwise to act and operate as a "homeowners' association" as defined in Section 528 of the Internal Revenue Code of 1954, as amended.
- b. Subject to the provision of the Master Declaration of Covenants, Conditions & Restrictions for Bowmont Acres Subdivision, recorded in the official records of Canyon County, Idaho, and any supplemental rules, guidelines and/or declaration applicable to the Property and recorded or to be recorded in the Office of the Canyon County Recorder, and as the same may be amended from the time to time as therein provided, (hereinafter collectively referred to as the "**Declaration**"), said Declaration being incorporated herein as if set forth at length, the general purposes and powers of the Association are:

IDAHO SECRETARY OF STATE  
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1. To promote the health, safety and welfare of the residents within the property.
2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration.
3. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to 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;
4. To 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 affairs of the Association;
5. To borrow money and mortgage, pledge, deed in trust, or hypothecate any or all its real or personal property as security for money borrowed or debts incurred;
6. 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 member;
7. To participate in mergers and consolidations with other non profit corporations organized for the same purposes or annex additional property and common area;
8. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Act by law may now or hereafter have or exercise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall in no wise be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers, Notwithstanding any of the above statements of purposes powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that not in furtherance of the primary purposes of the Association.

## ARTICLE V

### BOARD OF DIRECTORS

The affairs of this Association shall be manned by its Board of Directors. The Board of Directors shall consist of not less than three (3) nor more than (5) individuals, each of whom need not be members 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:

Justin Burdick  
6332 Burdick Pl  
Kuna, ID 83634

Tina Burdick  
6332 Burdick Pl  
Kuna, ID 83634

Connie Stauts  
4068 S Zaivcla Ave  
Meridian, ID 83642

## ARTICLE VI

### PRINCIPAL OFFICE AND REGISTERED AGENT

The initial principal office of the Association is 6332 Burdick Pl. Kuna, Idaho 83634. The Mailing address shall be PO Box 306 Kuna, Id 83634. The initial registered agent of the Association is Justin Burdick.

## ARTICLE VII

### MEMBERSHIP

The Association shall have members. Every person or other legal entity who is a record owner, whether one or more persons or legal entities, of a fee simple title to any lot 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 lot Owner. The foregoing shall not include persons or entities who hold an interest merely as security for the performance of an obligation, but includes an

Mortgagee (of any priority) or other security holder provided said Mortgagee or other security holder is in actual possession of a Lot as a result of foreclosure or otherwise, and any person taking title through such Mortgagee or other security holder by purchases at a foreclosure sale or otherwise. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

## ARTICLE VII

### 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.

## ARTICLE IX

### 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.

## ARTICLE X

### NONPROFIT LIMITATIONS

No part of the net earnings of the Association shall inure to the benefit of, or be distributed to, its members, Directors, Officers, or other private persons, except that the Association 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 in Article IV hereof. No substantial part of the activities of the Association shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Association shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Association shall not carry on any activity not permitted to be carried on by a corporation exempt from federal income tax.

ARTICLE XI

BYLAWS

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

ARTICLE XII

AMENDMENTS

Amendments of these Articles shall require the approval of the members of each class by sixty seven percent (67%) of the votes cast by each class, or a majority of the voting power of each class, whichever is less.

By: \_\_\_\_\_

Its: Incorporator

Justin Burdick  
6332 Burdick Pl  
Kuna, ID 83634