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SECRETARY OF STATE
STATE OF IDAHO

ARTICLES OF INCORPORATION

OF

ASHLAND CREEK CONDOMINIUM NO. 1 OWNERS ASSOCIATION, INC.

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, for the purpose of forming a non-profit corporation under the laws of the State of Idaho in compliance with the provisions of Title 30, Chapter 3, Idaho Code, does hereby certify, declare and adopt the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation shall be ASHLAND CREEK CONDOMINIUM NO. 1 OWNERS ASSOCIATION, INC. (the "Association").

ARTICLE II
TERM

The period of existence and duration of the life of the Association shall be perpetual.

ARTICLE III
NON-PROFIT

The Association shall be a non-profit, membership corporation.

IDAHO SECRETARY OF STATE
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ARTICLE IV
REGISTERED AGENT

The location and street address of the initial registered office of the Association shall be 7761 W. Riverside Drive, Suite 100, Boise, Idaho, 83714, and William D. Evans is hereby appointed the initial registered agent of the Association.

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the Members thereof. The Association is formed to provide for certain regulation of the use of the condominium Units located upon that certain real property governed by (i) that certain Condominium Declaration for Ashland Creek Condominium Project No. 1, to be recorded in the real property records of Ada County, Idaho (the "Condominium Declaration"), under which the Association has been designated as the management body for the purposes of (x) governing such Units (collectively "Ashland Creek Condominium No. 1"); and (y) promoting the health, safety and welfare of the Owners and Occupants within Ashland Creek Condominium No. 1; and (ii) that certain Declaration of Covenants, Conditions, and Restrictions for Ashland Plaza Subdivision No. 2, recorded on December 23, 2008, as Instrument No. 108135847, Records of Ada County, as amended and supplemented from time to time (collectively with the Condominium Declaration, the "Declarations"). The Association shall have all of the powers and duties as set forth in the Condominium Declaration and any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Act may by law now or hereafter have or exercise, subject only to limitations contained in the Declarations and any amendments thereto, and the Bylaws of the Association ("Bylaws").

ARTICLE VI
MEMBERSHIP

The Association shall have two (2) classes of membership.

Class A Members. Class A Members shall include all Owners. Class A Members shall not be entitled to vote in the Association until such time as the Class B Member ceases to exist. Following the Class B Member Termination Date (as defined below), each Class A Member shall be entitled to one (1) vote per Condominium. Notwithstanding anything to the contrary, when a Condominium has more than one (1) Owner, the vote for such Condominium shall be exercised as determined by the Condominium's Owners, but in no event shall the Condominium be entitled to more than one (1) vote.

Class B Members. The Class B member shall be the Declarant. The Class B Member shall have the exclusive right to elect and appoint the Board and shall be the sole voting Member of the Association until the Class B Member Termination Date. Upon the earlier of (i) five (5) years after the substantial completion of the construction of the Building, or (ii) the date the Class B Member does not own any of the Units, the Class B Member shall be terminated and shall cease to exist. This date may be referred to as the "Class B Member Termination Date."

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 XI
AMENDMENTS

Amendment of these Articles of Incorporation may be made at any regular meeting, or any special meeting of the Association called for that purpose, by the affirmative vote of at least two-thirds (2/3) of the total voting power of the Association's Members, and, if required by the Declarations, the consent of holders of Mortgages on Units within Ashland Creek Condominium No. 1 who have requested of the Association in writing to provide them notice of proposed action which affects their interests. No amendment which is inconsistent with the provisions of the Declarations shall be valid.

ARTICLE XII
MEANING OF TERMS

Except as otherwise defined herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Declarations.

ARTICLE XIII
INCORPORATION

Cynthia A. Melillo, 601 W. Bannock Street, Boise, Idaho 83702, shall be the incorporator of the Association.

IN WITNESS WHEREOF, I have hereunto set my hand effective this 9th day of September, 2009.



Cynthia A. Melillo, Incorporator