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02 FEB 15 AM 9:13  
STATE OF IDAHO

ARTICLES OF INCORPORATION OF  
BROADMOORE ESTATES HOMEOWNERS' ASSOCIATION, INC.  
(A NON-PROFIT CORPORATION)

THE UNDERSIGNED, acting as incorporator of a non-profit corporation under the Idaho Non-Profit Corporation Act, Idaho Code §30-3-1, et seq., adopts the following Articles of Incorporation.

ARTICLE I.

The name of the corporation is Broadmoore Estates Homeowners' 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, including the governance and enforcement of and under that certain "Declaration of Covenants, Conditions, Restrictions and Reservations of Easement for Broadmoore Estates, located in Hayden, Kootenai County, Idaho" (recorded October 1, 2001 as Kootenai County Instrument No. 1698095), and any amendments thereto. 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:

IDAHO SECRETARY OF STATE  
02/15/2002 05:00  
CK: 10396 CT: 21913 BH: 446524  
1 @ 30.00 = 30.00 INC NONP # 2

C 142609

John F. Magnuson  
Attorney at Law  
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: Tom Anderl, 2875 E. Spyglass Court, Coeur d'Alene, ID 83815; Brett Minshgor, 1836 Gart. Way, CDA ID 83814; and David Gorringer, 4452 Huntercrest, Coeur d'Alene, ID 83815.

The name and address of each incorporator is as follows: Tom Anderl, 2875 E. Spyglass Court, Coeur d'Alene, ID 83815.

ARTICLE VI.

In the event the corporation is dissolved in conformity with both Idaho law (the Idaho Non-Profit Corporation Act, I.C. §30-3-1, et seq., as it now exists or is hereafter amended) and the provisions of Kootenai County Instrument No. 1698095, 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 VII.

Membership in the Association is as defined in Article II of the "Declaration and Establishment of Covenants, Conditions, Restrictions and Reservations of Easements for Broadmoore Estates, located in Hayden, Kootenai County, Idaho," recorded as Kootenai County

Instrument No. 1698095 on October 1, 2001, and any subsequent amendments thereto. Proof of ownership of a lot described in, and subject to, the referenced Declaration shall constitute sufficient proof of membership in the corporation.

ARTICLE VIII.


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 IX.

All voting members, as defined in the subject Declaration, shall enjoy the right of cumulative voting in any election for directors of the corporation.

DATED this 1<sup>st</sup> day of October , 2001.

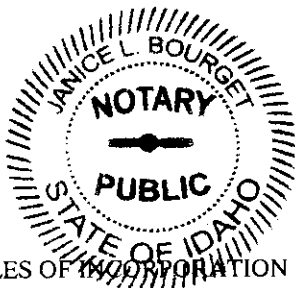
INCORPORATOR

  
\_\_\_\_\_  
TOM ANDERL


STATE OF IDAHO            )  
                                      ) ss.  
County of Kootenai        )

On this 1<sup>ST</sup> day of October, 2001, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared, **TOM ANDERL**, known or identified to me to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same.

WITNESS my hand and official seal.



ARTICLES OF INCORPORATION -- 3

  
\_\_\_\_\_  
Notary Public in and for the State of Idaho  
Residing at: 1111 1st St. S. ld  
My commission expires: 12-5-03