

ORIGINAL

FILED EFFECTIVE

2005 SEP 14 AM 8:51

SECRETARY OF STATE  
STATE OF IDAHO

IDAHO SECRETARY OF STATE  
09/14/2005 05:00  
TX: 11068 CT: 4643 IN: 911586  
1 @ 30.00 = 30.00 INC MONP 1 2

**ARTICLES OF INCORPORATION OF  
LAKEWOOD UNIT NO. 10A and 10B HOMEOWNERS ASSOCIATION, INC.**

In compliance with the requirements of the law of Idaho relating to nonprofit corporations and acts amendatory and supplemental thereto, including particularly Title 30, Chapter 3, Idaho Code, the undersigned natural person, being of full age and a resident of the United States, in order to form a nonprofit corporation for the purposes hereinafter stated, does hereby as incorporator, adopt the following Articles of Incorporation and certify:

ARTICLE I  
NAME

The name of the corporation is LAKEWOOD UNIT NO. 10A and 10B HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II  
NONPROFIT CORPORATION

This Association is a nonprofit corporation.

ARTICLE III  
DURATION

The duration of this Association shall be perpetual.

ARTICLE IV  
PURPOSE AND POWERS OF THE CORPORATION

This Association shall be a nonprofit membership corporation. The purpose of the Association shall be to provide for the maintenance, preservation and control of certain improvements within the Common Area and other portions of Lakewood Unit 10A and 10B

C162468

Subdivision located in Ada County, Idaho, and to promote the recreation, health, safety and welfare of the members thereof, and for this purpose to:

- a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the County Recorder of Ada County, Idaho at Boise, Idaho and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- b. 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;
- c. Acquire (by gift, purchase or otherwise), own, sell, hold, improve, build upon, operate, maintain, convey, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;
- d. Borrow money, mortgage, pledge, deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject to those restrictions contained in the Declaration and any amendments thereto;
- e. Participate in an groups including Lakewood Park Homeowners Association to foster the maintenance of the corporation's common areas, collect assessments and to perform other tasks described in these articles or allowed by law.
- f. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, subject to those restrictions contained in the Declaration and any amendments thereto; and

g. Have and to exercise any and all powers, rights and privileges which a corporation organized under the laws for general nonprofit corporations in the State of Idaho by law may now or hereafter have or exercise.

#### ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a lot within the subdivision as that term is defined in the Declaration of Covenants, Conditions and Restrictions for this subdivision recorded with the Ada County Recorder shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest in a lot as security for the performance of an obligation. Membership shall be appurtenant to and shall not be separated from the ownership of any lot which is subject to assessment by the Association.

#### ARTICLE VI VOTING RIGHTS

This Association consists of voting members. Each member of the Association shall be entitled to one vote for the lot in which they hold the interest required for membership in accordance with the Declaration of Covenants, Conditions and Restrictions filed with the Ada County Recorder.

#### ARTICLE VII CORPORATION ADDRESS

The street address of the initial registered office of the Association shall be 472 Old Saybrook Drive, Boise, Idaho 83706. The name of the initial registered agent shall be Conrad Jay Remley at the aforementioned street address.

#### ARTICLE VIII BOARD OF DIRECTORS

The initial Board of Directors shall be comprised of three (3) members, who need not be members of the Association. These Directors are:

Conrad Jay Remley whose address is: 472 Old Saybrook Drive, Boise, ID 83706

Debbi Reed whose address is: 410 Old Saybrook Drive, Boise, ID 83706

Patrick Williamson whose address is: 3080 Lakeridge Place, Boise, ID 83706

ARTICLE IX  
INCORPORATOR

The name and street address of the incorporator is:

Conrad Jay Remley whose address is: 472 Old Saybrook Drive, Boise, ID 83706

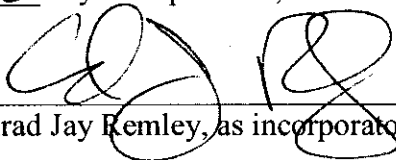
ARTICLE X  
AMENDMENT OF ARTICLES

Amendments to these Articles of Incorporation shall require the assent of those members casting two-thirds (2/3) of the votes of the Association at any regular members' meeting or a special meeting called specifically for that purpose.

ARTICLE XI  
DISSOLUTION

If the Association is dissolved, the Common Area and assets of the Association shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Idaho, I, the undersigned incorporator of this Association, have executed these Articles of Incorporation this 12 day of September, 2005.

  
\_\_\_\_\_  
Conrad Jay Remley, as incorporator