

SECRETARY OF STATE
STATE OF IDAHOARTICLES OF INCORPORATION OF
CLARK HEIGHTS HOMEOWNERS ASSOCIATION, INC.
(A NON-PROFIT CORPORATION)

FILED EFFECTIVE

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 CLARK HEIGHTS 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. The corporation is a homeowners association with certain duties and rights in certain real property located in Kootenai County, Idaho, and made subject to a Declaration of Protective Covenants of Clark Heights recorded as Kootenai County Instrument No. 2297966000, as well as a First Amendment to Declaration of Protective Covenants of Clark Heights, recorded as Kootenai County Instrument No. 2619679000. The entirety of the 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 Clark Heights Homeowners Association, Inc. Located in Coeur d'Alene, Kootenai County, Idaho, recorded as Kootenai County Instrument No. 2297966000, together with any subsequent amendments thereto. The purposes for which Clark

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Heights Homeowners Association, Inc. 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 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
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: Todd Stam, 1831 N. Lakewood Drive, Suite A, Coeur d'Alene, Idaho 83814; Zetta Stam, 1831 N. Lakewood Drive, Suite A, Coeur d'Alene, Idaho 83814; and Erik Campbell, 1831 N. Lakewood Drive, Suite A, Coeur d'Alene, Idaho 83814.

ARTICLE VI.

The name and address of the incorporator is as follows: John F. Magnuson, Attorney, 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 such Covenants, Conditions, and Restrictions as may pertain to the real properties described in Article III, 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 rata.

ARTICLE VIII.

Membership in the Association shall be as defined in the "Declaration of Protective Covenants of Clark Heights recorded as Kootenai County Instrument No. 2297966000, as well as a First Amendment to Declaration of Protective Covenants of Clark Heights, recorded as Kootenai County Instrument No. 2619679000. to be recorded with the Kootenai County Recorder, and any subsequent amendments thereto. Proof of ownership of a lot described in, and subject to, the referenced Declaration and First Amendment shall constitute sufficient proof of membership in the Corporation.

ARTICLE IX.

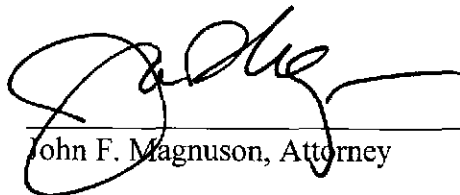
Authorization of assessments to be levied upon all members of the corporation are herein granted. The Board of Directors are herein authorized to fix the amount and collection of assessments by such methods as are provided in, and consistent with, the subject Declaration. Assessments are enforceable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

ARTICLE X.

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

DATED this 10th day of November, 2017.

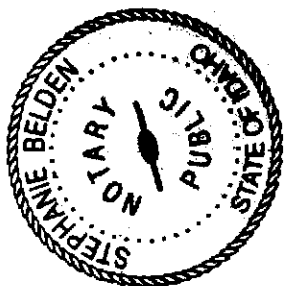
INCORPORATOR

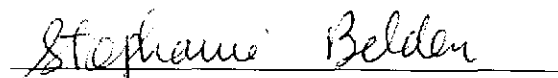

John F. Magnuson, Attorney

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 10th day of November, 2017, 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 Clark Heights Homeowners 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: 3/8/22

CLARK HEIGHT'S HOA-FINAL-ARTICLES.wpd