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**ARTICLES OF INCORPORATION
OF**

**PARADIGM STORAGE CONDOMINIUMS
PROPERTY OWNERS ASSOCIATION, INC.**

For Office Use Only

-FILED-

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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 (Act), does hereby certify, declare and adopt the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be the PARADIGM STORAGE CONDOMINIUMS PROPERTY 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, to be operated exclusively for the herein stated purposes and for other non-profit purposes within the meaning of Section 528 of the Internal Revenue Code of 1986, as amended from time to time, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under such Section 528.

ARTICLE IV - REGISTERED AGENT

The location and street address of the initial registered office of the Association shall be 1222 Elo Road, McCall, Idaho 83638, and TOBY BUNCE 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, and the Association is formed for the purpose to act as the Management Body, as defined in the Condominium Property Act, Idaho Code §§ 55-1501, *et al.*, with all powers and obligations enumerated therein, to provide for certain regulations of the use of the Units located in the Paradigm Storage Condominiums and to promote the health, safety and welfare of the Owners within the Paradigm Storage Condominiums including, without limitation, the implementation of the following:

A. To exercise all of the powers and privileges and perform all of the functions and provide services of the Association as set forth in the Declaration of Covenants,

Paradigm Storage Condominiums and to promote the health, safety and welfare of the Owners within the Paradigm Storage Condominiums including, without limitation, the implementation of the following:

To exercise all of the powers and privileges and perform all of the functions and provide services of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions for the Paradigm Storage Condominiums, located in Valley County, Idaho, hereinafter referred to as the "Declaration", as amended from time to time as therein provided;

To fix payment by any lawful means of all charges or Assessments pursuant to the terms of the Declaration, and all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;

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 the affairs of the Association under the limitations imposed by the Declaration; and

To have and exercise any and all powers, rights and privileges granted by law necessary and proper to carry out the above stated purposes and to further common interests of the membership, including but not limited to the power to accept donations of money, property, whether real or personal, or any other things of value, subject only to limitations contained in the Declaration and any amendments thereto, and the Bylaws of the Association ("Bylaws"). Nothing herein contained shall be deemed to authorize or permit the corporation to carry on any business for profit, to exercise any power, or to do any act that a corporation formed under the Act, or any amendment thereto or substitute therefor, may not at that time lawfully carry on or do.

The Association shall have powers enumerated herein in addition to those found in the Act.

MEMBERSHIP

This Association shall be a non-stock corporation, and no dividends or pecuniary profits shall be declared or paid to its members.

The Association shall have one (1) class of members who shall be voting members. There shall be one vote associated with each unit owned, as provided in the Declaration and the Bylaws. Every Owner holding fee simple interest of record, and buyers under executory contracts of sale, but excluding those having such interest merely as security for the performance

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LIMITATIONS

No part of the net earnings or the assets of the Association shall inure to the benefit of, or be distributable 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 V 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 other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986, as amended from time to time.

BYLAWS

Provisions for the regulation of the internal affairs of the Association shall be set forth in the Bylaws. The Bylaws of this Association may be altered, amended, or new Bylaws adopted at any regular meeting, or any special meeting of the Members of the Association called for that purpose, by the affirmative votes of more than fifty percent (50%) of the total voting power of the Association's Members or as otherwise set forth in the Bylaws. For the purpose of specifying in detail the rights, responsibilities, duties and obligations of the Association's Board of Directors, the officers, employees and agents of the Association, and the Members for the payment of Assessments, the Bylaws may incorporate by reference the provisions of the Declaration.

DISSOLUTION

The Association shall only be dissolved at a regular meeting, or a special meeting of the Association called for that purpose, by the affirmative votes of no less than two-thirds (2/3) of the total voting power of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the real property and other assets of the Association shall be distributed as follows: (i) dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created; or (ii) granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes. Notwithstanding any other provisions of these 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).

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of an obligation, of any Unit in the Paradigm Storage Condominiums shall be a Member of the Association.

Membership in the Association shall be appurtenant to and may not be separated from ownership of any Unit within the Building.

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors (collectively the “Board,” individually “Directors”) to carry out all of the powers and duties of the Association as set forth herein. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected by the members in the manner and for the term provided in the Bylaws of the Association. The Board shall consist of not less than three (3) Directors nor more than five (5) Directors, who shall, after transfer of control of the Association, be Members of the Association. The number of Directors may be changed by amendment of the Bylaws, but in no event shall the number be less than three (3). The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are as follows:

<u>Toby Bunce</u>	<u>1222 ELO Rd.</u> <u>McCall, ID 83638</u>
<u>Amy Bunce</u>	<u>1222 ELO Rd.</u> <u>McCall, ID 83638</u>
<u>Aaron Vizina</u>	<u>411 Deinhard Ste F 107</u> <u>McCall, ID 83638</u>

ASSESSMENTS


Each Member shall be liable for the payment of Assessments pursuant to the Declaration and as set forth in the Bylaws. The amount and method of collection of said assessments shall be as provided in said Declaration. Assessments may be made enforceable by civil action upon notice given in writing twenty (20) days before commencement of such action or such forfeiture. Assessments may be secured by a lien upon real property to which membership rights are appurtenant, and action may be brought to foreclose any such lien.

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MEANING OF TERMS

INCORPORATION


TOBY BUNCE, Incorporator

Maria Bailey
NOTARY PUBLIC FOR IDAHO
Residing at Valley Co
My Commission Expires 11.2.28