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**ARTICLES OF INCORPORATION
OF
THE SHORES HOMEOWNERS' ASSOCIATION, INC.**

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SECRETARY OF STATE

KNOW ALL MEN BY THESE PRESENTS that these Articles of Incorporation have been executed by the undersigned for the purpose of forming a non-profit corporation in the State of Idaho under the Idaho Non-Profit Corporation Act.

Article 1. Name. The name of the corporation is The Shores Homeowners' Association, Inc., hereinafter called the "Association."

Article 2. Registered office and agent. The registered office of the corporation is 533 E. Riverside Dr., Ste. 110, Eagle, Idaho 83616, and its registered agent at that address is Jeff Sherburne.

Article 3. Incorporator. The name of the incorporator is Brian F. McColl and the incorporator's address is 420 W. Washington, Boise, Idaho 83702.

Article 4. Corporation's Address. The mailing address of the corporation shall be 533 E. Riverside Dr., Ste. 110, Eagle, Idaho 83616.

Article 5. Board of Directors. The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be increased by amendment of the By-Laws of the Association. The name and addresses of the persons who are to act in the capacity of Directors until the first annual meeting of members and until their successors are qualified are:

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|-----------------|---|
| Jeff Sherburne | 533 E. Riverside Dr., Ste. 110
Eagle, Idaho 83616 |
| Jared Sherburne | 533 E. Riverside Dr., Ste. 110
Eagle, Idaho 83616 |
| Matt Drown | 12639 W. Explorer Drive, Ste. 175
Boise, Idaho 83713 |

Election of the Board of Directors shall be by secret written ballot of the members. At such election, the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Associations' Bylaws. The persons receiving the largest number of votes shall be elected.

Article 6. Purposes and Powers of Association. This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of those certain lots as established in the Declaration of Covenants, Conditions and Restrictions of the Shores Subdivision and any

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amendments thereto ("Declarations"), records of Ada County, Idaho, and to promote the health, safety and welfare of the residents within the subdivision established by the Declarations and any additions thereto as may hereafter be brought within the jurisdiction of this Association 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 the Declarations as the same may be amended from time to time as therein provided, said Declarations and any Amendments thereto 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 Declarations; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;

(c) 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 this Association;

(d) borrow money, and with the assent of two-thirds (2/3) of the Members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) participate in mergers and consolidations with other non-profit corporations organized for similar purposes provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the Members;

(f) have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Idaho by law may now or hereafter have or exercise.

Article 7. **Membership.** The Association shall have members whose qualifications and voting rights are set forth in the Declarations.

Article 8. **Assessment Liability.** Each member shall be liable for the payment of assessments provided for in the Declarations and for the payment and discharge of the liabilities of the Corporation as provided for in the Declarations and the By-Laws of the Corporation.


Article 9. **Duration.** The corporation shall exist perpetually.

Article 10. **Amendments.** Amendment of these Articles shall require the assent of seventy-five (75%) percent of the entire membership.

Article 11. **Beneficial Interest.** No part of the net earnings of the Association shall inure other than by providing management, maintenance and care of any property held by the Association, to the benefit of any member of the Association or other private individual, and upon dissolution of this corporation no part of its assets shall be distributed to its members; rather its assets shall be

distributed to the City of Eagle or to Ada County, or to a state or local government for a public purpose.

IN WITNESS WHEREOF, I have subscribed these Articles of Incorporation this 8th day of September, 2006.



BRIAN F. McCOLL, Incorporator