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SECRETARY OF STATE
STATE OF IDAHO

ARTICLES OF INCORPORATION
OF
HARBOR ESTATES HOMEOWNER'S ASSOCIATION, INC.

The undersigned, acting as incorporators of a corporation under the Idaho Non-Profit Corporation Act, adopt the following Articles of Incorporation for such corporation:

ARTICLE I

Name

The name of the corporation is HARBOR ESTATES HOMEOWNER'S ASSOCIATION, INC.

ARTICLE II

Non-Profit Corporation

The corporation formed hereby is a non-profit corporation.

ARTICLE III

Duration

The period of its duration is perpetual.

ARTICLE IV

Purposes

The purposes for which the corporation is organized are:

a. To promote the recreation, health, safety and welfare of the residents and owners of property in Harbor Estates Subdivision to Canyon County, Idaho, as shown by the plat of said subdivision which is recorded in the records of Canyon County, Idaho.

b. To own, supervise, manage and control any common areas and facilities of Harbor Estates Subdivision and belonging to the Harbor Estates Homeowner's Association.

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c. To make assessments and charges to members of the Harbor Estates Homeowner's Association for any or all of the real estate, personal property, systems and appurtenances furnished in connection therewith, and which assessments and charges shall be disbursed by the Homeowner's Association only in payment for expenses in connection with the property of the Homeowner's Association.

d. To collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the By-Laws and these Articles.

e. To perform any lawful act necessary or advisable in the furtherance of the Homeowner's Association and permitted by non-profit corporations, to enforce any protective covenants of the subdivision, provided that individual owners may also enforce such covenants according to their terms.

f. Upon dissolution of the corporation as provided by law the remaining assets of the corporation shall be distributed to its members.

ARTICLE V

Membership

The membership of the Association shall consist of all property owners in the Harbor Estates Subdivision.

a) Every person who acquires title, legal or equitable, to any lot shall become a member of the Association under such regulations as provided by these Articles and any By-Laws of the Association; provided, however, that such membership is not intended to apply to those persons who hold an interest in any lot merely as security for the performance of an obligation. A contract purchaser shall be a member of the Association in lieu of and in the place of a contract seller. Each membership is, and shall be appurtenant to the title to the particular lot and shall pass with the transfer of title to the same or with a contract of purchase to transfer title. Such ownership shall be the sole qualification for membership and shall automatically commence upon a person becoming such owner and shall automatically terminate and lapse when such ownership in said property shall terminate or be transferred.

b) Membership shall not be subject or conditioned upon approval of the Board of Directors or other members, and there can be no expulsion of a member or cancellation of voting rights of such member so long as he is so qualified as a voting member.

c) Voting may be by proxy in writing, dated and signed by a member; provided, however, no such proxy shall be valid beyond eleven (11) months after its execution, nor binding upon a transferee of an improved property from the person executing such proxy.

d) The Association shall be the body charged with the overall management, operation and supervision of the properties of the Association, and each lot owner delegates full authority to the corporation for this purpose.

ARTICLE VI

Board of Directors

a) The affairs of the Association shall be managed by a Board of Directors consisting of three (3) directors, which may be increased to five (5) directors as provided in the By-Laws, all of whom shall be members in good standing of the Association. The number, qualifications, term of office, manner of election, powers and duties of such directors shall be such as may be prescribed by law, these Articles and such By-Laws as may from time to time be in force.

ARTICLE VII

Officers

The Board of Directors shall appoint a minimum of three (3) officers; a President, Vice President and a Secretary-Treasurer, and as many other officers and agents as may be deemed necessary by the Directors to conduct the business of the corporation.

ARTICLE VIII

Assessments

The Board of Directors shall have the power to levy assessments on the members in the manner and for the purposes set forth in the By-Laws.

ARTICLE IX

Invalidation

Invalidation of any of these Articles by Judgment or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

ARTICLE X

Enforcement

The Association or any owner or the owner of any recorded mortgage upon any part of said property shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, reservations, liens and charges now or hereafter imposed by the provisions of these Articles. Failure by the Association, or by any owner to enforce any restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

ARTICLE XI

Articles' Control

In case of conflict between the Articles of Incorporation and the By-Laws, the Articles of Incorporation shall control.

ARTICLE XII

Incorporators

The name and address of each incorporator and initial directors is as follows:

<u>NAME</u>	<u>ADDRESS</u>
William McMann	517 10th Ave. So., Suite C Caldwell, ID 83605-4497
Leonna Lannigan	517 10th Ave. So., Suite C Caldwell, ID 83605-4497
Sallie Palleria	517 10th Ave. So., Suite C Caldwell, ID 83605-4497

The street address of the initial registered office of the corporation and the name of the initial registered agent of the corporation is William McCann, 517 10th Ave. So., Suite C, Caldwell, Idaho, 83605-4497.

William McCann
WILLIAM McCANN

Leonna Lannigan
LEONNA LANNIGAN

Sallie Palleria
SALLIE PALLERIA

On this 16th day of ~~August~~ September, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM McCANN, LEONNA LANNIGAN and SALLIE PALLERIA, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

A circular diagram showing the distribution of 1000 respondents by age group. The circle is divided into segments representing different age ranges, with the largest segment being 18-24 years old.

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