



CERTIFICATE OF INCORPORATION
OF

PLEASANT VIEW RANCH ESTATES HOMEOWNERS ASSOCIATION, INC.

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of _____

PLEASANT VIEW RANCH ESTATES HOMEOWNERS ASSOCIATION, INC.

duly signed pursuant to the provisions of the Idaho Nonprofit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated **February 28**, 19**85**.



SECRETARY OF STATE

Corporation Clerk

FEB 21 1985

ARTICLES OF INCORPORATION
OF
PLEASANT VIEW RANCH ESTATES
HOMEOWNERS ASSOCIATION, INC.
A Non-Profit Corporation

The undersigned, acting as incorporators of a corporation under the "Idaho Non-Profit Corporation Act", Title 30, Chapter 3, of the Idaho Code, adopt the following Articles of Incorporation for such corporation:

ARTICLE I.

The name of the corporation is PLEASANT VIEW RANCH ESTATES HOMEOWNERS ASSOCIATION, INC..

ARTICLE II.

Said corporation is a private, non-profit corporation under and pursuant to the provision of Title 30, Chapter 3, of the Idaho Code, as the same may be from time to time amended.

ARTICLE III.

The period of duration of the corporation shall be perpetual.

ARTICLE IV.

The purposes for which the corporation is organized are as follows:

- 1) To provide for the necessary improvement and maintenance of roadways located and included within the site development of the hereinafter described real property at the expense of the tract owners within said site development on pro rata basis.

- 2) To provide for the compliance and enforcement of the "Declaration and Establishment of Conditions, Reservations and Restrictions for Pleasant View Ranch Estates Site Development" recorded as Instrument No. 968133 on April 4, 1984, and amended by Instrument # 998303, recorded on the 29th day of January, 1985, Records of Kootenai County, State of Idaho.
- 3) To provide all reasonable and necessary facilities and equipment in furtherance of these said purposes.

ARTICLE V.

The site development and property with which this corporation is concerned and above-referred to is as follows:

The East 1/2 of the Northwest 1/4;
The South 1/2 of the Northeast 1/4;
The East 1/2 of the Southwest 1/4;
Government Lots 3 and 4; all in
Section 9, Township 52 North, Range
3, W.B.M., Kootenai County, State
of Idaho.

ARTICLE VI.

The corporation shall have such powers as are lawful and permitted for such non-profit corporations under and pursuant to the laws of the State of Idaho.

ARTICLE VII.

The number of the Board of Directors of the corporation shall not be less than three (3), nor more than nine (9) as shall be determined from time to time by the Board of Directors.

ARTICLE VIII.

The management of the corporation will be vested in a Board of Directors. The number of Directors, their qualifications, term of office, manner of election, time and place

of meeting, powers and duties, shall be as are prescribed by the By-Laws of the Corporation.

ARTICLE IX.

The initial registered office of the corporation and its initial registered agent within the State of Idaho is:

HAROLD O. DERTING
767 East Dakota Avenue
Hayden Lake, Idaho 83835

ARTICLE X.

The principal place of business of the corporation shall be 767 East Dakota Avenue, Hayden Lake, Idaho, 83835.

ARTICLE XI.

The names and addresses of the initial incorporators of this corporation are as follows:

<u>Name</u>	<u>Address:</u>
HAROLD O. DERTING	767 East Dakota Avenue Hayden Lake, Idaho 83835
HELEN M. DERTING	767 East Dakota Avenue Hayden Lake, Idaho 83835

ARTICLE XII.

The number of Directors constituting the initial Board shall be three (3), and the names and addresses of the persons who are to serve as directors until their successors are elected and qualified are as follows:

<u>Name</u>	<u>Address</u>
HAROLD O. DERTING	767 East Dakota Avenue Hayden Lake, Idaho 83835
HELEN M. DERTING	767 East Dakota Avenue Hayden Lake, Idaho 83835
DARREL J. WHITE	East 5300 Corbin Hill Road Hayden Lake, Idaho 83835

ARTICLE XIII.

There shall be issued a membership certificate for each tract located within the site development served by the corporation and each membership certificate shall be entitled to one vote in matters involving the business of the corporation. No

additional membership certificates shall be allowed except upon such terms and conditions as shall be agreed to, accepted and adopted by a two-thirds (2/3rds) majority of the total allowable votes of the membership in the corporation. Provided, however, memberships in the corporation and voting rights and corporate powers are subject to the following:

- 1) All funds collected by the corporation shall be disbursed only in payment for the expenses of the corporation.
- 2) Each membership certificate shall be identified with and transferred with the ownership of a specific tract of property and voting rights may not be cancelled nor the member owing the same expelled from the corporation during such property ownership.
- 3) Proxies shall not be valid for a period of in excess of eleven (11) months, nor shall any proxy be binding upon a purchaser of property from the Grantor of the proxy.

ARTICLE XIV.

Except for debts lawfully contracted between the member and the corporation, no member shall be liable for the debts of the corporation to an amount exceeding the sum remaining unpaid on any membership fee.

ARTICLE XV.

The By-Laws of this corporation may be altered, amended or new By-Laws adopted at any regular meeting or at any special meeting of the members called for that purpose, by the affirmative vote of two-thirds of the members present at such meeting, providing a quorum be present, a quorum being a majority of the voting members of the corporation.

ARTICLE XVI.

No part of the income of the corporation shall inure to the benefit of any member, trustee, director, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no member, trustee, officer of the corporation or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation.

ARTICLE XVII.

In the event of dissolution, all of the remaining assets and property of the corporation shall, after necessary expenses thereof, be distributed to such organizations as shall qualify under Section 501(c)3 of the Internal Revenue Code of 1954, as amended.

IN WITNESS WHEREOF, we have hereunto set our hands this 30th day of January, 1985.


Harold O. Derting


Helen M. Derting

STATE OF IDAHO)
County of Kootenai) ss.

On this 29th day of January, 1985, before me, a Notary Public in and for said State, personally appeared HAROLD O. DERTING, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged to me that he executed the same.

WITNESS My hand and official seal.

Cabotelle B. Merriam
Notary Public for Idaho
Residing at: Coeur d'Alene
My Commission Expires: Life

STATE OF IDAHO)
County of Kootenai) ss.

On this 29th day of January, 1985, before me, a Notary Public in and for said State, personally appeared HELEN M. DERTING, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and she acknowledged to me she executed the same.

WITNESS my hand and official seal.

Cabrinelle C. Merriam
Notary Public for Idaho
Residing at: Coeur d'Alene
My Commission Expires: Life