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**ARTICLES OF INCORPORATION  
OF**

**CLOVERLEAF HOMEOWNERS ASSOCIATION, INC**

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The undersigned, acting as the incorporator of Cloverleaf Homeowners Association, Inc., a nonprofit corporation ("Corporation") organized under and pursuant to the Idaho Nonprofit Corporation Act, Chapter 30, Title 30, Idaho Code ("Act"), adopts the following Articles of Incorporation ("Articles").

**ARTICLE I - NAME**

The name of the Corporation is Cloverleaf Homeowners Association, Inc.

**ARTICLE II - NONPROFIT STATUS**

The Corporation is a nonprofit membership corporation.

**ARTICLE III - PERIOD OF DURATION**

The period of duration of the Corporation is perpetual.

**ARTICLE IV - REGISTERED OFFICE AND AGENT**

The location of the Corporation is in the City of Driggs, County of Teton, and in the State of Idaho. The address of the initial registered office is 8263 Poppy Lane, Victor, 83455 and the name of the initial registered agent at this address is Barbara Smith. ID

**ARTICLE V - PURPOSES**

The purposes for which the Corporation is organized and will be operated are as follows:

A. The exercise of all the powers and privileges and the performance of all the duties and obligations of the Corporation as set forth in the Declaration of Covenants, Conditions and Restrictions for Cloverleaf Subdivision, recorded on the 3<sup>rd</sup> day of August, 2019, in the official records of Teton County, Idaho as Instrument Number 253936 (the "Declaration"), as amended from time to time.

B. The transaction of any or all lawful business for which corporations may be incorporated under the Idaho Nonprofit Corporation Act, subject only to limitations in the Bylaws and the Declaration and the amendments and supplements thereto.

C. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes, including, but not limited to, the power to accept donations of money, property, whether real or personal, or any other things of value. 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.

#### **ARTICLE VI - LIMITATIONS**

No part of the net earnings or the assets of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons except that the Corporation 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 Corporation shall be for the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation 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 provisions of these Articles, the Corporation 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.

#### **ARTICLE VII - MEMBERS**

Each Owner (as defined in the Declaration) of a Lot located in the Cloverleaf Subdivision shall be a Member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of any Lot located in the Cloverleaf Subdivision. There shall be one (1) membership in the Corporation for each Lot located in the Cloverleaf subdivision. Members of the Corporation must be owners of Lots within the Cloverleaf Subdivision.

#### **ARTICLE VIII - VOTING RIGHTS**

Each Member shall be entitled to one vote for each Lot owned by such Member, subject to and conditioned upon such Member being in good standing with the Corporation. Good standing will require, at a minimum, that such Member be current on all assessments made to date.

#### **ARTICLE IX - BOARD OF DIRECTORS**

The affairs of the Corporation shall be managed by its Board of Directors. The number of Directors serving on the Board of Directors shall be fixed in accordance with the Corporation's Bylaws, but will be at least three. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected in the manner and for the term provided in the Bylaws of the Corporation.

The names and street addresses of the persons constituting the initial Board of Directors are:

<u>NAME</u>	<u>ADDRESS</u>
John Love	18 Moulton Lane, Victor, ID 83455
Barbara Smith	8263 Poppy Lane, Victor, ID 83455
Susan L. Love	18 Moulton Lane, Victor, ID 83455

#### **ARTICLE X - ASSESSMENTS**

Each Member shall be liable for the payment of Assessments provided for in the Declaration and as otherwise set forth in the Bylaws of the Corporation.

#### **ARTICLE XI - DISTRIBUTION ON DISSOLUTION**

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, distribute all the assets of the Corporation consistent with Section 501(c)(4) of the Internal Revenue Code of 1986, as amended from time to time, in such manner as the Board of Directors shall determine. Any such assets not so distributed shall be distributed by the district court of the county in which the principal office of the Corporation is then located, exclusively for the purposes or to such organizations, as such court shall determine to be consistent with the purposes of the Corporation.

#### **ARTICLE XII - INCORPORATOR**

The name and street address of the incorporator is John Love, 18 Moulton Lane, Victor ID 83455

#### **ARTICLE XIII - BYLAWS**

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws. The Board of Directors of the Corporation shall be authorized to amend the Corporation's Bylaws at a properly noticed special or regular meeting of the Board of Directors. Neither these Articles nor the Bylaws of the corporation shall be amended or otherwise changed or interpreted to be inconsistent with the Declaration of Covenants, Conditions and Restrictions for Cloverleaf Homeowners Association, Inc.

The undersigned, acting as incorporator of a nonprofit corporation under the Idaho Nonprofit Corporation Act, Chapter 30, Title 30, Idaho Code ("Act"), adopts the following Articles of Incorporation:

DATED this 21 day of JULY, 2020

  
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John Love