

# State of Idaho

## Department of State

### CERTIFICATE OF INCORPORATION OF

PHEASANT RUN OWNERS ASSOCIATION, INC.  
File number C 107183

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 PHEASANT RUN OWNERS 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: August 1, 1994



*Pete T. Cenarrusa*  
SECRETARY OF STATE

By *Anna Sisk*

ARTICLES OF INCORPORATION

OF

PHEASANT RUN OWNERS ASSOCIATION, INC.

RECEIVED  
SEC. OF STATE

I.

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The name of this corporation is PHEASANT RUN ASSOCIATION, INC. (hereinafter referred to as the "Association").

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19940815 0900 13629 2  
OWNERS  
DIST# 2204  
LUMP  
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II.

A. This corporation is a nonprofit corporation organized under the Idaho Nonprofit Corporation Act. The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under such law.

B. The specific and primary purposes for which the Association is formed are to be a management association and to provide for the acquisition, construction, management, maintenance and care of real and personal property held by the Association or commonly held by the members of the Association or located in the development and owned by members of the Association, and otherwise to act and be operated as a "homeowners association" as defined in Section 528 of the Internal Revenue Code of 1954, as amended.

C. Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this corporation.

III.

No part of the net earnings of the Association shall inure (other than by acquiring, constructing or providing management, maintenance and care of property held by the Association, commonly held by the members of the Association or located in the development and owned by members of the Association, and other than by a rebate of excess membership dues, fees or assessments) to the benefit of any private member or individual. The assets of the Association after all creditors have been paid shall be distributed pro rata to its members on dissolution.

IV.

The period of duration is perpetual.

V.

The initial mailing address of the corporation is P.O. Box 3790, Ketchum, Idaho 83340. The name and street address

in the State of Idaho of this corporation's initial agent for service of process is:

Nello Busdon	Street Address:
P.O. Box 3790	125 <del>Aspen</del> Hollow Road
Ketchum, Idaho 83340	Ketchum, Idaho 83340

VI.

The number of directors constituting the initial board of directors shall be three (3) directors. The number of directors may be changed by amendment to the Bylaws of the Association. The names and addresses of the persons who are to serve as directors until the first annual meeting of the members or until their successors are elected and shall qualify are:

<u>NAME</u>	<u>ADDRESS</u>
Nello Busdon	P.O. Box 3790, Ketchum, ID 83340
Jenny Busdon	P.O. Box 3790, Ketchum, ID 83340
Al Raine	P.O. Box 280, Whistler, B.C. Canada VON1B0

VII.

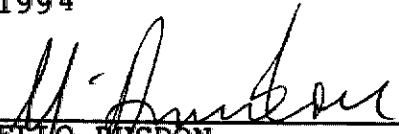
The name and mailing address of the incorporator is:

Nello Busdon  
P.O. Box 3790  
Ketchum, Idaho 83340

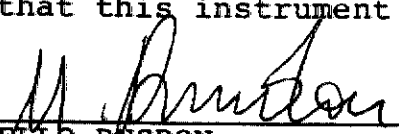
VIII.

These Articles of Incorporation may be amended as provided in the Bylaws of the Association.

DATED: July 13, 1994

  
NELLO BUSDON

I declare that I am the person who executed the above Articles of Incorporation, and that this instrument is my act and deed.

  
NELLO BUSDON

STATE OF IDAHO            )  
                              ) ss.  
COUNTY OF BLAINE        )

On this 13 day of July, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared NELLO BUSDON, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(seal)

Holly K. Jensen  
NOTARY PUBLIC for Idaho  
Residing at Bozeman  
Commission Expires 10-27-98

RKP18/km/3