

**Department of State.**

**CERTIFICATE OF INCORPORATION  
OF**

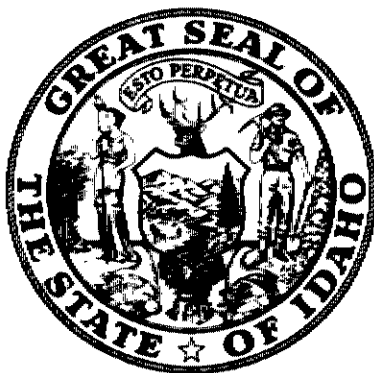
**FOUR PEAKS ESTATES II HOMEOWNERS ASSOCIATION, INC.**

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 **FOUR PEAKS**  
**ESTATES II 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 **March 31**, 19 **88**.



*Pete T. Cenarrusa*

SECRETARY OF STATE

*Sandra Hawkey*

Corporation Clerk

**ARTICLES OF INCORPORATION OF  
FOUR PEAKS ESTATES II HOMEOWNERS  
ASSOCIATION, INC.**

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SEC. OF STATE  
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**1     Name.**

The name of the corporation is Four Peaks Estates II Homeowners Association, Inc. The corporation is a nonprofit corporation.

**2.     Duration.**

The period of its duration is perpetual.

**3.     Purpose.**

The general nature of the business to be transacted by the corporation and the purposes for which the corporation is organized are to:

- (a)   Develop and maintain a community designed for safe, healthful, and harmonious living.
- (b)   Promote the collective and individual property and civic interests and rights of all persons, firms, partnerships, corporations and other entities owning property in Four Peaks Estates Subdivision, Division II, per the recorded plat thereof filed for record on October 12, 1983, instrument no. 93498, in the Teton County Recorder's Office, State of Idaho.
- (c)   Care for the improvements and maintenance of the community roads (including the removal of snow), public or other easements, and any facilities of any kind dedicated to the community use and other open spaces and other ornamental features of the above-described subdivision known as Four Peaks Estates Subdivision, Division II, which now exist or which may hereafter be installed or constructed therein.
- (d)   Cooperate with the owners of all vacant and unimproved lots now or hereafter existing in the tract in keeping them in good order and condition, in preventing them from becoming a nuisance and a detriment to the beauty of the tract and to the value of the improved property therein, and to take any action with reference to such vacant and unimproved lots as may be necessary or desirable to keep them from becoming such a nuisance and detriment, including weed control and eradication.

- (e) Aid and cooperate with the members of this corporation in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions as shall hereafter be approved by a vote of the members of the corporation as provided for by the corporation's bylaws or by such covenant and conditions, and to counsel with any governmental entity or agency having jurisdiction in relation to any zoning or regulation that may affect any portion of the subject property.
- (f) In general, but in connection with the foregoing, do any and all things necessary to promote the general welfare of the residents and owners of any portion of Four Peaks Division Subdivision, Division II, and their property interests therein.
- (g) Acquire, own, or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects, and to exercise all rights, powers, and privileges of ownership to the same extent as natural persons might or could do.
- (h) Exercise any additional powers that may be delegated to it from time to time by the members of the corporation.
- (i) This corporation shall not engage in political activity or pursue political purposes of any kind or character.
- (j) In general to do any and all things that are incidental and conducive to the attainment of any of the above objectives and purposes, to the same extent as natural persons might or could do, which now or hereafter may be authorized by the laws of the United States and the State of Idaho, as the board of directors may deem to be to the advantage of the corporation, and to engage in any other business which can lawfully be carried on by a corporation under the Idaho Nonprofit Corporation Act.

#### 4. Membership.

The corporation has one class of members comprised of all persons, firms, partnerships, corporations and other entities meeting the qualifications for membership specified in the bylaws adopted by the corporation and shall have all the right of membership designated therein. Evidence of membership shall be made by the corporation issuing a certificate of membership to each duly qualified member. The

members of the corporation shall not be personally liable for the debts, liabilities, or obligations of the corporation. The management of the corporation shall be vested in its board of directors and not in the members and the authority of said board of directors shall be as set forth in the bylaws of the corporation.

5. Assessments.

Assessments and dues may be levied upon each member as provided in the bylaws of the corporation. The board of directors is authorized to fix the amounts thereof from time to time, and make them payable at such times or intervals, and upon such notice, and by such methods as the directors may prescribe. Assessments may be made enforceable by action or by the forfeiture of membership, or both, upon notice given in writing twenty (20) days before commencement of such action or such forfeiture. Assessments may be secured by a lien upon real property to which membership rights are appurtenant as provided by Section 30-308A of the Idaho Code.

6. Registered Office and Agent.

The address of this corporation's initial registered office and the name of its original registered agent at such address is: D. Gary Peterson of Hansen, Beard, Martin & St. Clair, Chartered, 683 North Capital Avenue, Idaho Falls, Idaho 83401-0501

7. Initial Board of Directors.

The number of directors constituting the initial board of directors of the corporation is three (3) and the names and addresses of the persons who are to serve as directors until the first annual meeting of members or until their successors are elected and qualified are:

Gary Summers	Route 1 Sugar City, Idaho 83448
Shannon Summers	Route 1 Sugar City, Idaho 83448
D. Gary Peterson	P. O. Box 502 Driggs, Idaho 83422

8. Incorporators.

The name and address of each incorporators is:

D. Gary Peterson	P. O. Box 502 Driggs, Idaho 83422
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9. Internal Affairs.

Provisions for the regulation of the internal affairs of the corporation shall be as set forth in the bylaws of the corporation adopted by its board of directors. The bylaws thereafter may be altered or amended as provided therein. These articles may be amended only with the majority approval of the board of directors and the approval of at least two-thirds (2/3) majority vote of the members entitled to vote.

Dated this 29<sup>th</sup> day of March, 1988.

  
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D. Gary Peterson

Four Peaks:7768  
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