



Department of State.

**CERTIFICATE OF INCORPORATION
OF**

HUNTERS POINTE OWNERS ASSOCIATION, INC.

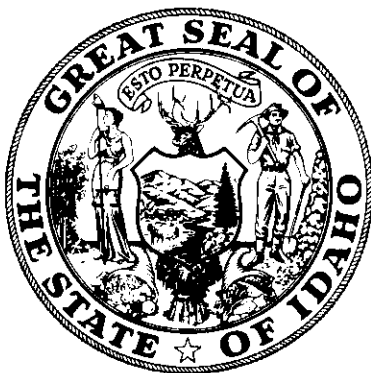
I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that
duplicate originals of Articles of Incorporation for the incorporation of _____

HUNTERS POINTE 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 July 24th, 19 80.



Pete T. Cenarrusa

SECRETARY OF STATE

Corporation Clerk

RECEIVED

JUL 24 8 41 AM '80
SECRETARY OF STATE

Hepworth, Nungesser and Felton

July 2, 1980

Secretary of State
Statehouse
Boise, Idaho 83702

Gentlemen:

The purpose of this letter is to acknowledge the consent of Hunters Point Homeowners' Association, Inc., an Idaho non-profit corporation, to the use of the name "Hunters Pointe Owners Association, Inc." by Nile G. Latta, Pat Thomson and Christy Ann Margetts for an Idaho non-profit corporation.

It is intended that this letter shall satisfy the requirement of written consent to the use of said name as required by §30-1-8(c)(1), Idaho Code.

Very truly yours,

HUNTERS POINT HOMEOWNERS'
ASSOCIATION, INC.

BY 

TITLE: President

JUL 24 8 41 AM '88
SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF

HUNTERS POINTE OWNERS ASSOCIATION, INC.

THE UNDERSIGNED, acting as incorporators of a non-profit corporation (hereinafter referred to as the "Corporation") under the Idaho Business Corporations Act (hereinafter referred to as the "Act"), and in particular Chapter 3 of Title 30, Idaho Code, adopted the following Articles of Incorporation for such Corporation:

ARTICLE I.

NAME

The name of this Corporation is:

HUNTERS POINTE OWNERS ASSOCIATION, INC.

ARTICLE II.

PERIOD OF DURATION

The period of duration of the Corporation is perpetual.

ARTICLE III.

PURPOSES AND POWERS

Section 1. Purposes. This Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the residential Lots and Common Area within that certain tract of land described on "Exhibit A" attached hereto, to be platted as Hunters Pointe Subdivision.

Section 2. Powers. The Corporation shall have and exercise the statutory powers provided for non-profit corporations in the State of Idaho, as specified in Title 30, Idaho Code, as the same now exists or may hereafter be amended, and, further, the Corporation shall have the power to do everything necessary, proper, advisable or convenient for the accomplishment of the purposes hereinabove set forth, and to do all other things incident thereto or connected therewith, which are not forbidden by the Act, by other law or by these Articles of Incorporation. Without limitation of the foregoing stated powers, and to promote the health, safety and welfare of the residents within the above-described lands and any additions thereto as may hereafter be brought within the jurisdiction of this Corporation, the Corporation shall have the power to:

(a) Exercise all of the powers and privileges and perform all of the duties and obligations of the Corporation as set forth in that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the "Declaration") attached hereto applicable to the land and recorded or to be recorded in the office of the Ada County Recorder, Ada County, Idaho, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means; all charges or assessments pursuant to the terms of the Declaration; pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the land, or any part thereof, owned by the Corporation;

(c) Acquire (by gift, purchase or otherwise) own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the business affairs of the Corporation;

(d) Borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area (as the same is described and defined in the Declaration) to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes as this Corporation or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members.

ARTICLE IV.

MEMBERSHIP

Every person or entity who is a record owner of fee or undivided fee interest in any Lot (as the same is described and defined in the Declaration) which is subject by covenants

of record to assessment by the Corporation, including contract sellers, shall be a member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Corporation.

ARTICLE V.

VOTING RIGHTS

The Corporation shall have two classes of voting membership:

A. Class A. Class A members shall be all owners (as the same are described and defined in the Declaration), with the exception of the Declarant (as the same is described and defined in the Declaration), and shall be entitled to one (1) vote for each Lot owned. When more than one person holds and interest in a Lot, all such persons shall be members but the votes for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

B. Class B. The Class B member(s) shall be the Declarant, and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(1) When the total votes outstanding in the Class A membership equals or exceeds the total votes outstanding in the Class B membership; or

(2) Fifteen (15) months following the completion of construction of all dwelling units.

ARTICLE VI.

REGISTERED OFFICE AND REGISTERED AGENT

The location of the Corporation's initial registered office in this State is 5223 Overland Road, Boise, Idaho 83705, or at such other place as may be determined by the Board of Directors. The name of the initial registered agent of the Corporation at such address is Nile G. Latta.

ARTICLE VII.

BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors of the Corporation is three (3), who need not be members of the Corporation, and the name and address of each person who is to serve as a director until the first annual meeting of members or until the election and qualification of a successor(s) are as follows:

| <u>Name</u> | <u>Address</u> |
|----------------------|--|
| Nile G. Latta | 5223 Overland Road Boise, Idaho 83705 |
| Pat Thomson | 5223 Overland Road Boise, Idaho 83705 |
| Christy Ann Margetts | 5223 Overland Road Boise, Idaho 83705 |

ARTICLE VIII.

INCORPORATORS

The name and address of each incorporator of the Corporation is as follows:

| <u>Name</u> | <u>Address</u> |
|----------------------|--|
| Nile G. Latta | 5223 Overland Road Boise, Idaho 83705 |
| Pat Thomson | 5223 Overland Road Boise, Idaho 83705 |
| Christy Ann Margetts | 5223 Overland Road Boise, Idaho 83705 |

ARTICLE IX.

FHA/VA APPROVAL

As long as there exists a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration:

- (a) Annexation of additional property;
- (b) Mergers and consolidations;
- (c) Mortgaging of Common Area;
- (d) Dedication of Common Area; or
- (e) Dissolution and amendment of these Articles of Incorporation.

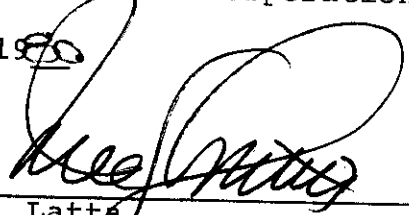
ARTICLE X

DISSOLUTION

The Corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

IN WITNESS WHEREOF, for the purpose of forming this non-profit Corporation under the laws of the State of Idaho,

we, the undersigned, constituting the incorporators of this Corporation, have executed these Articles of Incorporation this 24 day of March, 1980


Nile G. Latta


Pat Thompson

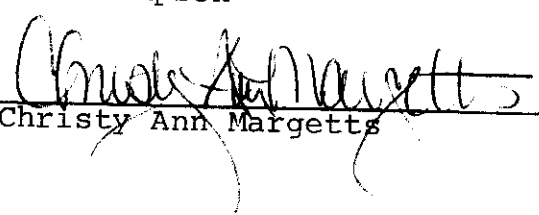

Christy Ann Margetts

EXHIBIT A

Hunters Pointe Owners Association, Inc.
Articles of Incorporation

Commencing at a cross on the SE corner of Straughn Avenue in the NE 1/4 SW 1/4 of Section 11, T3N, R2E, B.M., Ada County, Idaho which point is on the South side of Warm Springs Avenue, 35.56 feet South of the centerline of Warm Springs Avenue, and 30 feet East of the centerline of Straughn Avenue; thence

South 30°20' West 170.6 feet along Easterly side of Straughn Avenue; Thence

North 30°20' East 2.8 feet along East side of Straughn Avenue; Thence

North 59°06' West 303.5 feet; thence

South 30°40' West 115 feet to the POINT OF BEGINNING; thence

North 59°06' West 100 feet to the NW corner of this tract; thence

South 30°40' West 291.2 feet; thence

South 59°20' East 100 feet; thence

North 30°40' East 290.8 feet to the PLACE OF BEGINNING

excepting therefrom the South 88.5 feet of the following described property

Commencing at a cross on the SE corner of Straughn Avenue in the NE 1/4 SW 1/4 of Section 11, T3N, R2E, B.M., Ada County, Idaho which point is on the South side of Warm Springs Avenue, 35.56 feet South of the centerline of Warm Springs Avenue, and 30 feet of the centerline of Straughn Avenue; thence

South 30°20' West 170.6 feet along Easterly side of Straughn Avenue; thence

North 30°20' East 2.8 feet along East side of Straughn Avenue; Thence

North 59°06' West 303.5 feet; thence

South 30°40' West 115 feet to the POINT OF BEGINNING; thence

North 59°06' West 100 feet to the NW corner of this tract; thence

South 30°40' West 291.2 feet; thence

South 59°20' East 100 feet; thence

North 30°40' East 290.8 feet to the PLACE OF BEGINNING.