

State of Idaho

Department of State

CERTIFICATE OF INCORPORATION OF

ATKINSON ACRES, INC.
File number C 115517

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 ATKINSON ACRES, 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: June 26, 1996



Pete T. Cenarrusa
SECRETARY OF STATE
By *Ma Sible*

Jan 20 C 31 Jan '95

**ARTICLES OF INCORPORATION
OF
ATKINSON ACRES, INC.**

11@ 30.00 = 30.00
EX #: 5329 CUST# 68420
INC NONP
DATE 06/25/1996 0900 73353
IDAH0 SECRETARY OF STATE

ARTICLE I

NAME

The name of the corporation is ATKINSON ACRES, INC..

ARTICLE II

NON-PROFIT CORPORATION

The corporation is a non-profit corporation.

ARTICLE III

DURATION

The period of duration of the corporation is perpetual.

ARTICLE IV

PURPOSES

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

1. To maintain and improve all common property and systems of Atkinson Acres, Gem County, Idaho, including, but not limited to Jet Septic Systems.
2. To do all lawful things necessary to the continued maintenance and operation of the common areas and systems, including the power to borrow money, issue bonds, mortgages or other commitments as security for money loaned or borrowed.
3. To purchase, lease, hold, sell, develop, mortgage, convey or otherwise acquire or dispose of real and personal property necessary and proper for the carrying out of the purposes of this corporation.
4. To do all things permitted to be done by a non-profit organization by laws of the State of Idaho, so long as the purpose is to carry out the necessary functions of the corporation.

ARTICLE V

MEMBERS

1. The corporation shall have members. There shall be no stock issued, and no dividends or pecuniary profits shall be declared to the members. Members shall be issued certificates of membership.
2. Any person, corporation or co-partnership who shall own improved real property within Atkinson Acres as described on Exhibit A which is attached hereto and incorporated herein by reference as if set out in full, shall be a member of this corporation and shall have a voting right in said corporation. There shall be one such membership and vote in the corporation for each improved lot within said Atkinson Acres. In the event any one person, corporation or co-partnership shall own more than one lot, such owner shall be entitled to one vote for each lot owned. A purchaser under a valid and existing contract of sale shall be considered an owner of such property as he may be purchasing. Membership and voting rights in this corporation shall be appurtenant to each lot in Atkinson Acres, and no membership or shares shall be separated or severed from the land to which it is appurtenant or sold or transferred separate and apart from said land, and the ownership of land within the subdivision shall be determinative of the right to exercise the powers of membership in this corporation, and such membership and voting right shall pass and inure to the benefit of any person who shall become the owner of any lot located in said subdivision. Membership in this association shall be assessable to the members thereof, as may be provided in the by-laws; and such members shall be personally liable for the assessments of the monthly fee, as may be provided by the by-laws of the corporation. New members may be admitted and shall be entitled to vote and share in the property of the association with the old members in accordance with the general rules of membership. Unpaid fees shall be deemed to be a lien against the individual or lots for which assessments have not been paid.

ARTICLE VI

DISSOLUTION OF CORPORATION

Upon dissolution of the corporation, the Board of Directors shall, after paying or making provision for all of the liabilities of the corporation, dispose of all of the assets of the corporation by transferring the same to such organization or organizations organized and operated as nonprofit organizations for purposes similar to the purposes of Atkinson Acres, Inc. Any such assets not so disposed of shall be disposed of by the district court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization of organization, as said court shall determine, which are organized and operated exclusively for such purposes. Dissolution shall be limited to connection to a municipal waste water treatment facility or merger with another approved, non-profit corporation having management capability.

ARTICLE VII

AMENDMENTS

These articles may be amended by a two-thirds vote of ALL lot owners at any regular special meeting, providing written notice of the proposed amendment or amendments has been mailed to each member at his last known address at least ten (10) days in advance of the meeting.

ARTICLE VIII

ADDRESS

The street address of the corporation's initial registered office and the name of its initial registered agent at such street address are as follows:

Registered Agent: GENE ATKINSON

Initial Registered Office: 1315 West Idaho Blvd.
Emmett, Idaho 83617

ARTICLE IX

DIRECTORS

The number of directors constituting the initial Board of Directors is three, and the name and street address of the initial Board of Directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
GENE ATKINSON	1315 West Idaho Blvd. Emmett, Idaho 83617
EVELYN ATKINSON	1315 West Idaho Blvd. Emmett, Idaho 83617
DALE ATKINSON	923 Delmar Meridian, Idaho 83642

ARTICLE X

INCORPORATORS

The name and street address of each incorporator is as follows:

<u>NAME</u>	<u>ADDRESS</u>
GENE ATKINSON	1315 West Idaho Blvd. Emmett, Idaho 83617

EVELYN ATKINSON

1315 West Idaho Blvd.
Emmett, Idaho 83617

IN WITNESS WHEREOF, the undersigned have signed the Articles of Incorporation this 25 day of June, 1996.

INCORPORATORS:

Gene Atkinson
Evelyn Atkinson

EXHIBIT A

A tract of land in Lot 4, Sec. 1, T6N, R2W, Boise Meridian (B.M.) more fully described as follows: Beginning at the Southwest corner Lot 4 (NW1/4, NW1/4), Sec.1, T6N, R2W, B.M.; which point is the "Real Point of Beginning"; thence running N00°00'00"E along the West side of the above said Sec.1 a distance of 585.00ft. to a point; thence running N89°31'30"E a distance of 1050ft. to a point; thence running S00°00'00"W a distance of 585.00ft. to a point on the South line of the above said Lot 4; thence running S89°31'30"W along the South side of the above said Lot 4 a distance of 1050.00 ft. to the "Real Point of Beginning".
LESS THE FOLLOWING:

Beginning at SW corner of Lot 4 (NW1/4 NW1/4) of Section 1, Twp. 6 North Range 2 West of B.M. thence North 175 ft, thence East 150 ft., thence South 175 ft., thence West 150 ft. to point of beginning.

Property lies to the center of Jackson Avenue an West and to the Center of Edgemont Road on South.

Subject to 10 ft. power easement on front of lot next to Edgemont Road.

Subject to 5 ft. utilities easement on back of lot.