

**FILED EFFECTIVE**

**ARTICLES OF INCORPORATION**

**OF**

**Laney Greens Home Owners Association, INC.**

2013 APR 26 PM 12:28

SECRETARY OF STATE  
STATE OF IDAHO

In compliance with the requirements of the law of Idaho relating to nonprofit corporations and acts amendatory and supplemental thereto including particularly Title 30, Chapter 3, Idaho Code, the undersigned natural person, being of full age and a resident of the United States, in order to form a nonprofit corporation for the purposes hereinafter stated, does hereby as incorporator, adopt the following Articles of Incorporation and certify:

**ARTICLE I**

**NAME**

The name of the corporation is **Laney Greens Home Owners Association, INC;** hereinafter call the "Association".

**ARTICLE II**

**NONPROFIT CORPORATION**

This Association is a nonprofit corporation.

**ARTICLE III**

**DURATION**

The duration of this Association shall be perpetual.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE CORPORATION**

This Association shall be a nonprofit membership corporation. The purpose of the Association shall be to provide for the maintenance, preservation and control of certain

improvements within the Common Area and other portions of Laney Green Subdivision located in Ada County, Idaho and to promote the recreation, health safety and welfare of the members thereof, and for purposes to:

a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the County Recorder of Ada County, Idaho at Boise, 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; to pay all expense in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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

d. Borrow money, mortgage, pledge, deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject to those restrictions contained in the Declaration and any amendments thereto;

e. Participate in mergers and consolidations with other nonprofit corporation organized for the same purposes or annex additional residential property and Common Area subject to those restrictions contained in the Declaration and any amendment thereto; and

f. Have and to exercise any and all powers, rights and privileges which a corporation organized under the laws for general nonprofit corporations in the State of Idaho by law may now hereafter have of exercise.

## **ARTICLE V**

### **MEMBERSHIP**

Every person or entity who is a record owner of a lot other than a lot exclusively devoted to Common Area within the subdivision as that term is defined in the Declaration of Covenants, Conditions and Restrictions for this subdivision recorded with the Ada County Recorder shall be a member of the Association. The foregoing is not intended to include persons or entities that hold an interest in a lot as security for the performance of an obligation. Membership shall be appurtenant to and shall not be separated from the ownership of any lot, which is subject to assessment by the Association.

## **ARTICLE VI**

### **VOTING RIGHTS**

Each member of the Association shall be entitled to one vote for the lot in which they hold the interest required for membership in accordance with the Declaration of Covenants, Conditions and Restrictions filed with the Ada County Recorder. As long as the developer (grantor) owns any portion of the Laney Green Subdivision, the developer (grantor) has sole discretion on any amendments or assessments or matters in regards to the Laney Green Subdivision and the Laney Green Home Owners Association, Inc. At the time the developer (grantor) sells or conveys the last building lot, the developer (grantor) shall convey to HOA lots 2 and 18 (common lots) for use, ownership, and control of by Laney Green Home Owners Association, Inc.

## **Article VII**

### **Corporation Address**

The street address of the initial registered office of the Association shall be 516 S Capital, Boise Id 83702. The name of the initial registered agent shall be Todd Blackwell at the aforementioned street address.

## **Article VIII**

### **Board of Directors**

The initial Board of Directors shall be comprised of three (3) members, who need not be members of the Association. These Directors names and addresses are:

Todd Blackwell	516 S Capital St Boise, Id 83702
David Marmillion	516 S Capital St Boise, id 83702
Grant Kolnes	9601 w State St Boise, Id 83714

## **Article IX**

### **Incorporator**

The name and street address of the incorporator is:

Todd Blackwell	516 S Capital St Boise, id 83702
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## **Article X**

### **Amendments of Articles**

Amendments to these Articles of Incorporation shall require the assent of those members casting two-thirds (2/3) of the votes of the Association at any regular members meeting or a special meeting called specifically for that purpose.

## **Article XI**

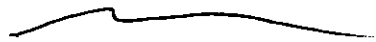
### **Dissolution**

If the Association is dissolved, The Common Area and assets of the Association shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes.

**In Witness Whereof**, for the purpose of forming this Association under the laws of the State of Idaho, I, the undersigned of this Association, have executed these Articles of Incorporation This 7<sup>th</sup> day of March, 2013.

**Laney Greens Home Owners Association, INC.**

AN Idaho Corporation

By,   
\_\_\_\_\_

Todd Blackwell

President *'Incorporator*