



Department of State.

CERTIFICATE OF INCORPORATION

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, and legal custodian of the corporation records of the State of Idaho, do hereby certify that the original of the articles of incorporation of

HARMON'S ADDITION COMMUNITY ASSOCIATION, INC.

was filed in the office of the Secretary of State on the **8th** day
of **January** A. D. One Thousand Nine Hundred **Seventy-nine** and
~~is~~ **will be** recorded on ~~Film No.~~ **microfilm** of Record of Domestic Corporations, of the State
of Idaho, and that the said articles contain the statement of facts required by Section 30-103 and
Sections 30-1001 to 30-1005, inclusive, Idaho Code.

I FURTHER CERTIFY, That the persons executing the articles and their associates and
successors are hereby constituted a corporation, by the name hereinbefore stated, for
perpetual existence from the date hereof, with its registered office in this State located at
Worley, Idaho in the County of **Kootenai**
and as such are subject to the rights, privileges and limitations granted to Non-Profit Coopera-
tive Associations as provided in Chapter 10, Title 30, Idaho Code.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed the Great Seal of the
State. Done at Boise City, the Capital of Idaho,
this **8th** day of **January**
A.D., 19**79** .

Secretary of State.

ARTICLES OF INCORPORATION

HARMON'S ADDITION COMMUNITY ASSOCIATION, INC.

STATE

STATE

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, being citizens of the United States of America and of legal age, do and have this day voluntarily associated ourselves together for the purpose of forming a non-profit cooperative corporation under the laws of the State of Idaho, and do hereby certify:

Article I.

The name of this corporation shall be:

HARMON'S ADDITION COMMUNITY ASSOCIATION, INC.

Article II.

The objectives and purposes for which this corporation is formed are as follows:

- (1) To enforce the Covenants of Restriction of Harmon's Addition as recorded September 26, 1977, in Book 89 of Miscellaneous, at page 876, records of Kootenai County, Idaho, for the mutual benefit and use of the present and future members of this association;
- (2) To acquire and hold title to and to control the use and maintenance of the Lake Access Lot of Harmon's Addition and any additions thereto for the perpetual use, benefit and enjoyment of the owners of lots in Harmon's Addition and any future Harmon's Additions.
- (3) To acquire and hold title to and to control the use and maintenance of boat docks, slips and moorages appurtenant to the Lake Access Lot of Harmon's Addition and any addition thereto for the perpetual use, benefit and enjoyment of the owners of lots in

Harmon's Addition and any future Harmon's Additions.

(4) To acquire and hold title to and to control the use and maintenance of the fresh water supply system of Harmon's Addition and any additions thereto for the perpetual use, benefit and enjoyment of the owners of Lots in Harmon's Addition and any future Harmon's Additions, and to distribute water as a non-profit venture to the members of this association and, under certain conditions, to non-members;

(5) To acquire and hold title to and control the use and maintenance of the platted private road system in Harmon's Addition and any additions thereto for the perpetual use, benefit and enjoyment of the owners of lots in Harmon's Addition and any future Harmon's Additions.

(6) To establish such other provisions as may be necessary or advantageous to the owners of lots in Harmon's Addition or future Harmon's Additions, including, but not limited to, those required for sewer installation, operation and controls at any time in the future.

(7) To acquire, buy, sell, lease, own, maintain and improve real and personal property for the mutual use, enjoyment and benefit of the members of this association.

(8) To borrow money when necessary;

(9) To pledge, mortgage or secure property of this association as security for the payment of any money borrowed for the use and benefit of this association;

(10) To exercise without limitation all of the powers granted by the laws of the State of Idaho to a corporation of this character and to do everything necessary and suitable and useful for the accomplishment of any one or more of the objectives herein stated,

or which shall at any time appear to be conducive to or expedient for the benefit of this corporation and its members;

(11) To limit the number of members of this corporation by proper bylaws and to set forth and determine the qualifications of membership in accordance with the requirements of the Covenants of Restriction of Harmon's Addition;

(12) To hire and employ personnel and pay wages or salaries for work performed in the furtherance of the purposes and intents of this corporation;

(13) To enter into leases, contracts and agreements with any individual, corporation, association or partnership to carry out the purposes and intents of this corporation, and

(14) To decide all questions arising between members of the corporation concerning property rights, easements and restrictions on the use of private lots or community assets of this association, resorting to arbitration when necessary to do so: PROVIDED, however, that this provision shall not be construed to prevent any member from having legal issues decided by the courts of the State of Idaho.

Article III.

The registered head office, place of business and post office address of this corporation shall be: Route 1, Box 51A, Worley, Kootenai County, Idaho 83876, and the registered agent is E. Gil Harmon, Route 1, Box 51A, Worley, Idaho 83876.

Article IV.

The term for which this corporation shall exist shall be perpetual after this incorporation.

Article V.

There is to be no capital stock or shares of stock issued by

this corporation and pecuniary gain or profit is not an objective of this corporation. It is further certified that no officer, member or representative of this corporation shall be entitled to any remuneration by virtue of being an officer, member or director of this corporation, except and as provided that said person did labor for and on behalf of this corporation which would require the employment of individuals at hourly wages to perform the same service.

Article VI.

This corporation shall be and is the "Home Owners Association" provided for in Section 12 of the Covenants of Restriction of Harmon's Addition, as recorded September 26, 1977, in Book 89 of Miscellaneous, at page 876, records of Kootenai County, Idaho. The members of this corporation are members of the Home Owners Association as described in said Covenants of Restriction. Members of this corporation shall have such voting rights as are provided for in the bylaws of Harmon's Addition Community Association, Inc. No membership in this corporation can be sold, assigned or transferred other than in conjunction with the sale or transfer of title or ownership rights in a lot or lots in Harmon's Addition or any further additions thereto, and no separate consideration shall be charged or paid for any such rights of membership.

Article VII.

In lieu of issuing stock, there shall be issued to each member of this corporation a certificate of membership, which certificate shall be non-transferable and non-assignable, except as provided in the bylaws.

Article VIII.

The bylaws of this corporation, in addition to other provisions, provide for the qualification of members, the terms and conditions

of admission, the time, mode, conditions and effect of expulsion or withdrawal from and restoration to membership, admission fees, charges and assessments, and for reimbursement for services rendered to and expenses incurred on behalf of the corporation by any member or officer of the corporation, and such other rules and regulations as are not repugnant to the laws of the State of Idaho.

Article IX.

There shall be five director-trustees of this corporation, and the names and addresses of the person who shall act in that capacity until the election of their successors are as follows:

E. GIL HARMON
Route 1, Box 51A, Worley, Idaho 83876

ARNOLD GUNN
515 Warner, Lewiston, Idaho 83501

ROGER T. DAVIS
S.W. 1060 Viento, Pullman, WA 99163

Bernard E. Bobb
S.E. 405 Grant, Pullman, WA 99163

BERNARD E. COCHRAN
Route 1, Garfield, WA 99130

Article X.

In the event of the dissolution of this corporation, all of its assets, properties and moneys then on hand or thereunto belonging shall be distributed to such charity or charities as may be recognized under Section 170 of the United States Internal Revenue Code, the particular charity or charities to be determined by a majority vote of the members of the corporation at a meeting called for that purpose.

Article XI.

These articles and the bylaws of this corporation may be amended in the manner set forth and provided in the bylaws for such amendment.

IN WITNESS WHEREOF, the persons who are to act in the capacity of director-trustees of this corporation have, as incorporators, hereunto set their hands this 26th day of OCTOBER, 1978.

E. D. H.
Arnold H. Gunn
B. H. H.
Bernard E. Robb
Bernard E. Cochran

STATE OF Idaho)
County of Teton) ss.

On this 26th day of October, 1978, before me, the undersigned Notary Public, personally appeared E. Gil Harmon, known to me to be the person who executed the foregoing Articles of Incorporation and acknowledged to me that he signed the same as his free and voluntary act and deed.

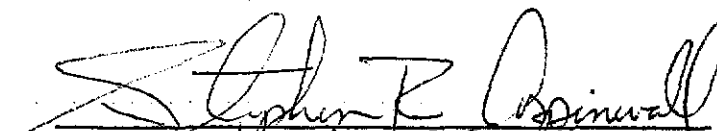
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Helen B. Cook
NOTARY PUBLIC in and for the State
of Idaho residing at Worley

STATE OF Washington)
County of Whitman) ss.

On this 9th day of November, 1978, before me, the undersigned Notary Public, personally appeared Bernard E Bobb, known to me to be the person who executed the foregoing Articles of Incorporation and acknowledged to me that he signed the same as his free and voluntary act and deed.

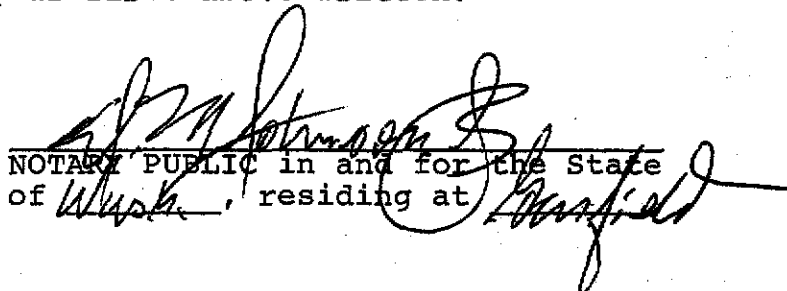
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


NOTARY PUBLIC in and for the State
of Washington, residing at Pullman

STATE OF Washington)
County of Whitman) ss.

On this 14th day of December, 1978, before me, the undersigned Notary Public, personally appeared Bernard E. Cochran, known to me to be the person who executed the foregoing Articles of Incorporation and acknowledged to me that he signed the same as his free and voluntary act and deed.

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


NOTARY PUBLIC in and for the State
of Washington, residing at Pullman