

# State of Idaho

## Department of State

### CERTIFICATE OF INCORPORATION OF

*RIVER RUN PHASE 4 LOCAL ASSOCIATION, INC.*

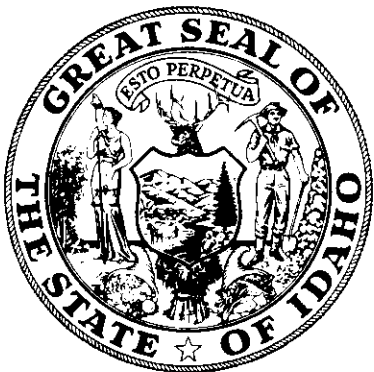
I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of \_\_\_\_\_

*RIVER RUN PHASE 4 LOCAL 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 October 21, 19 83.



*Pete T. Cenarrusa*

SECRETARY OF STATE

\_\_\_\_\_  
Corporation Clerk

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SECRETARY OF STATE  
~~ARTICLES OF INCORPORATION~~  
OF STATE

RIVER RUN PHASE 4 LOCAL ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, for the purpose of forming a non-profit corporation under the laws of the State of Idaho in compliance with the provisions of Title 30, Chapter 3, Idaho Code, does hereby certify, declare and adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation shall be RIVER RUN PHASE 4 LOCAL ASSOCIATION, INC., hereinafter referred to as "Phase 4 Association".

ARTICLE II

TERM

The period of existence and duration of the life of this corporation shall be perpetual.

ARTICLE III

NON-PROFIT

This corporation shall be a non-profit, membership corporation.

ARTICLE IV

REGISTERED AGENT

The location and street address of the initial registered office of this corporation shall be 1100 West Jefferson, Boise, Idaho 83702, and Peter S. O'Neill is hereby appointed the initial registered agent of the Phase 4 Association.

ARTICLE V

PURPOSE AND POWERS OF THE ASSOCIATION

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 certain regulations of the use of, and architectural control of, the Building Lots located in River Run (Phase 4), ("Phase 4 Subdivision") which is a portion of the Property Covered by the Declaration of Covenants, Conditions and Restrictions for River Run, recorded in the Office of the County Recorder, Ada County, Idaho ("River Run Declaration") as supplemented by the Phase 4 Supplement to the Declaration of Covenants, Conditions and Restrictions for River Run, recorded in the Office of the Ada County Recorder, Ada County, Idaho ("Phase 4 Supplement"), to elect Delegates to the River Run Homeowners Association, Inc., an Idaho non profit corporation, and River Run Recreation Association, to operate and maintain the Local Common Area located in Phase 4 Subdivision; and to promote the health, safety and welfare of the residents

within Phase 4 Subdivision and any additions thereto as may hereafter be brought within the jurisdiction of the Phase 4 Association by amendment or supplement to the River Run Declaration for this purpose to:

(A) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Phase 4 Association as set forth in the River Run Declaration and the Phase 4 Supplement as amended and supplemented from time to time as therein provided, said River Run Declaration and Phase 4 Supplement 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 River Run Declaration and the Phase 4 Supplement; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Phase 4 Association, including all licenses, taxes or governmental charges levied or imposed against the Local Common Area owned, if any, by the Phase 4 Association;

(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

affairs of the Phase 4 Association under the limitations imposed by the River Run Declaration and the Phase 4 Supplement;

(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) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Local Common Area, provided that any such merger, consolidation or annexation shall comply with the requirements of the River Run Declaration;

(F) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Idaho by law may now or hereafter have or exercise, subject only to limitations contained in the By-Laws and the River Run Declaration and the amendments and supplements thereto, including the Phase 4 Supplement.

## ARTICLE VI

### MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Building Lot located in Phase 4

Subdivision, including contract sellers, shall be a Member of the Phase 4 Association. 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 Building Lot located in Phase 4 Subdivision.

#### ARTICLE VII

#### VOTING RIGHTS

The Phase 4 Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners of Building Lots within Phase 4 Subdivision, with the exception of the Grantor, and shall be entitled to one (1) vote for each Building Lot owned. When more than one person holds an interest in any Building Lot, all such persons shall be Members, but in no event shall more than one vote be cast with respect to any Building Lot.

Class B. The Class B Member shall be the Grantor. Upon the first sale of a Building Lot to an Owner in Phase 4 Subdivision, Grantor shall be entitled to three (3) votes for each Building Lot owned by Grantor in Phase 4 Subdivision. 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: (i) when the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership; provided that the Class B membership shall not be converted to Class A membership before the expiration of two (2) years from the date that the first Building Lot in Phase 4 Subdivision is sold to an Owner; or (ii) seven (7) years from the first sale to an Owner of a Building Lot in Phase 4 Subdivision.

#### ARTICLE VIII

##### MEMBERSHIP CERTIFICATES

Members shall be entitled to receive a Certificate of Membership. There shall be one (1) membership in the Phase 4 Association for each Building Lot located in Phase 4 Subdivision. Members of the Phase 4 Association must be and remain Owners of Building Lots within Phase 4 Subdivision and the Phase 4 Association shall include as Members all Owners of Building Lots within Phase 4 Subdivision.

#### ARTICLE IX

##### BOARD OF DIRECTORS

The affairs of this corporation shall be managed by a Board of three (3) directors, who need not be Members of the Phase 2 Association. The number of directors may be changed in amendment of the By-Laws of the corporation. The names and addresses of

the persons who are to act in the capacity of director until the selection of their successors are:

Peter S. O'Neill                    1100 W. Jefferson Street  
Boise, Idaho 83702

Gregory Lansberry                1100 W. Jefferson Street  
Boise, Idaho 83702

Rudy A. Kadlub                    1100 W. Jefferson Street  
Boise, Idaho 83702

#### ARTICLE X

#### ASSESSMENTS

Each Member shall be liable for the payment of assessments provided for in the River Run Declaration and the Phase 4 Supplement and for the payment and discharge of the liabilities of the Phase 4 Association as provided for in the River Run Declaration and Phase 4 Supplement and as set forth in the By-Laws of the Phase 4 Association.

#### ARTICLE XI

#### BY-LAWS

The By-Laws of this corporation may be altered, amended or new By-Laws adopted by any regular or any special meeting of the Phase 4 Association called for that purpose by the affirmative vote of two-thirds (2/3) of each class of membership.

For the purpose of specifying in detail the rights, responsibilities, duties and obligations of the Board of Directors, the



officers, employees and agents of the Phase 4 Association and the Members for the payment of Assessments, the By-Laws may incorporate by reference the provisions of the River Run Declaration and the Phase 4 Supplement.

## ARTICLE XII

### DISSOLUTION

Subject to the provisions as to mortgage protection contained in the River Run Declaration, the Phase 4 Association may be dissolved with the unanimous written assent of each class of Members or pursuant to the terms of Idaho Code §30-1-84. Upon dissolution of the Phase 4 Association, other than incident to a merger or consolidation, the assets of the Phase 4 Association may be dedicated to an appropriate public agency to be used for purposes similar to those for which the Phase 4 Association was created or may be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

## ARTICLE XIII

### AMENDMENTS

Amendment of these Articles shall require the assent of not less than seventy-five percent (75%) of each class of Members and no amendment which is inconsistent with the provisions of the River Run Declaration or the Phase 4 Supplement shall be valid.

ARTICLE XIV

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration (FHA), the Veterans Administration (VA) and such other agencies as are specified in the River Run Declaration: annexation of additional properties, mergers and consolidations, mortgaging of Local Common Area, dedication of Local Common Area, dissolution and amendment of these Articles, and such other matters as are specified in the River Run Declaration.

ARTICLE XV

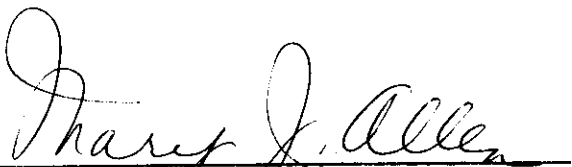
MEANING OF TERMS

All terms appearing herein initially capitalized shall have the same meanings as are applied to such terms in the River Run Declaration, which terms include without limitation: "Articles", "Assessments", "Board", "Building Lot", "By-Laws", "Common Area", "Delegate", "Grantor", "Local Association", "Local Common Area", "Member", "Property", "Property Covered", and "Owner".

ARTICLE XVI

Mary J. Allen whose street address is 802 West Bannock, Boise, Idaho 83702 shall be the incorporator of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of July, 1983.

  
\_\_\_\_\_  
MARY J. ALLEN