

# State of Idaho

## Department of State

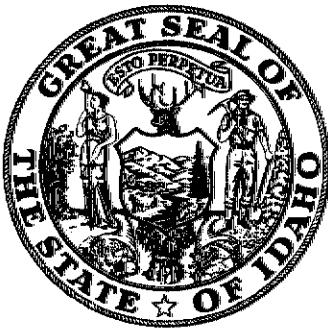
### CERTIFICATE OF INCORPORATION OF

LOST LAKE RIDGE PROPERTY OWNERS ASSOCIATION, INC.  
File number C 112068

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 LOST LAKE RIDGE PROPERTY 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: September 18, 1995



*Pete T. Cenarrusa*  
Pete T. Cenarrusa  
SECRETARY OF STATE  
By *Ava Seikel*

ARTICLES OF INCORPORATION  
SEP 10 1995 OF  
LOST LAKE RIDGE PROPERTY OWNERS ASSOCIATION, INC.  
SECRETARY  
(A non-profit corporation)

The undersigned, acting as incorporators of a corporation under the Idaho Business Corporation Act, adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is Lost Lake Ridge Property Owners Association, Inc. The corporation is a nonprofit corporation.

ARTICLE II

The period of the corporation's duration is perpetual.

ARTICLE III

The purposes for which the corporation is organized are to transact any and all lawful business as a property owners association known as Lost Lake Ridge Property Owners Association, Inc., relating to the following described real property, to-wit:

Tracts 1 through 8, attached hereto, and incorporated by reference as if fully set forth herein.

The corporation shall have one class of members, consisting of the individual property owners of the tracts of Lost Lake Ridge, above described. Each tract (and its owner) are automatically granted one (1) membership in the corporation, by virtue of ownership of said tract. The membership is appurtenant to the real property, and may not be transferred, mortgaged, or encumbered separate of the tract. The membership is further evidenced by the Protective Covenants of Lost Lake Ridge, and any amendments thereto.

Proof of ownership of the tract (by deed) is sufficient proof of membership rights in the corporation. Members are not personally liable for the debts, liabilities, or obligations of the corporation.

The affairs of the corporation shall be managed by the Board of Directors and/or any person or entity delegated that authority by the Members as set forth in the By-Laws and any amendments thereto.

ARTICLE IV

Each member shall be obligated to pay the Association annual

**ARTICLES OF INCORPORATION: 1**

or special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessment which is not paid when due shall be delinquent. If the assessment is not paid within twenty (20) days after the due date, the Treasurer may add a late charge of up to One Hundred Dollars (\$100.00) to the amount of the assessment. The assessment and late charge shall bear interest from the date of delinquency at the rate of 12% per annum and the Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment.

Pursuant to Idaho Code §30-3-17(g), upon dissolution the assets of the corporation shall be distributed in equal shares to the eight property owners of record on the property above described.

#### ARTICLE V

The street address of the initial registered office of the corporation is c/o Craig R. Wise, Attorney at Law, 2110 Ironwood Parkway, Coeur d'Alene, ID 83814. Its mailing address is c/o Deke DeKay, P.O. Box 0990, Healdsburg, CA 95448. The name of its initial registered agent at such street address is Craig R. Wise, Attorney at Law.

#### ARTICLE VI

The number of directors constituting the initial board of directors of the corporation is three, and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and shall qualify are:

<u>Name</u>	<u>Address</u>
George H. DeKay, IV	P.O. Box 0990 Healdsburg, CA 95448
Ann Jost DeKay	P.O. Box 0990 Healdsburg, CA 95448
Malcolm Yuill-Thornton	P.O. Box 0990 Healdsburg, CA 95448

#### ARTICLE VII

The name and address of each incorporator is:

Name

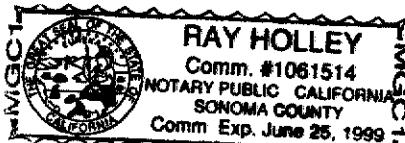
George H. DeKay, IV

AddressP.O. Box 0990  
Healdsburg, CA 95448

Ann Jost DeKay

P.O. Box 0990  
Healdsburg, CA 95448

Malcolm Yuill-Thornton

P.O. Box 0990  
Healdsburg, CA 95448DATED this 7<sup>th</sup> day of September, 1995.George H. DeKay, IVMalcolm Yuill-ThorntonAnn Jost DeKaySTATE OF California,  
County of Sonoma) ss.On this 7<sup>th</sup> day of September, 1995, before me,  
Ray Holley, the undersigned Notary Public,  
personally appeared George H. DeKay, IV and Ann Jost DeKay, and  
Malcolm Yuill-Thornton, known to me or identified to me to be the  
persons whose names are subscribed to the foregoing instrument and  
acknowledged to me that they executed the same.IN WITNESS WHEREOF, I have hereunto set my hand and seal the  
day and year first above written.Notary Public for: Sonoma County, California  
Residing at: Healdsburg, California  
Commission expires: 6-25-99