

FILED EFFECTIVE 10 SEP 27 AM 8:40

ARTICLES OF INCORPORATION  
OF  
ELEVATION 6000 OWNERS, INC.

SECRETARY OF STATE  
STATE OF IDAHO

The undersigned, acting as incorporator of a corporation under the Idaho Nonprofit Corporation Act, adopts the following Articles of Incorporation.

ARTICLE I

The name of the corporation is Elevation 6000 Owners, Inc., hereinafter called "Association".

ARTICLE II

The initial location and principal office of the Association is 131 Warm Springs Road, Ketchum, Idaho 83340, and the post office address is Post Office Box 828, Ketchum, Idaho 83340. The initial registered agent of the Association is Edgar W. Fenwick.

ARTICLE III

The incorporator and his address are as follows:

Edgar W. Fenwick, Post Office Box 828, Ketchum, Idaho, 83340.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the exterior and roofs of residential units and common area within that certain tract of property known as Elevation 6000 Owners, City of Ketchum, Blaine County, Idaho, and to promote the health, safety and welfare of the occupants within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for the purpose 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 of Elevation 6000 Owners, and any supplemental Declaration, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Blaine County Recorder 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 expenses in connection therewith and

ARTICLES OF INCORPORATION OF ELEVATION 6000 OWNERS, INC. IDAHO SECRETARY OF STATE  
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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, held, 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 Association;

(d) Borrow money and with the assent of two-thirds (2/3) 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) Dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by three-fourths (3/4) of the members agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and common area; and

(g) 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.

Under no circumstances shall the income of the Association be distributed to the members, directors and officers. The assets of the Association after all creditors have been paid shall be distributed prorata to its members on dissolution.

#### ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any residence subplot or unit which is subject by the Declaration to assessment by the Association, including contract sellers who retain fee title, shall be a member of the 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 residence subplot or unit which is subject to assessment by the Association.

#### ARTICLE VI VOTING RIGHTS

The members of the Association shall have the voting rights as set forth in the Bylaws of the Association.

ARTICLE VII  
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of three (3) Directors. The number of Directors may be changed by amendment of the Bylaws of the Association. The Bylaws may be changed by amendment to provide that the Directors must be members of the Association.

The initial Directors of the Association and their addresses are as follows: Corneil Therrien, Post Office Box 828, Ketchum, Idaho 83340; William A. Lee, 749 Anderson Drive, Los Altos, California 94024; and Lynda M. Sanders, 749 Anderson Drive, Los Altos, California 94024.

ARTICLE VIII  
DISSOLUTION

The Association may be dissolved as provided by law.

ARTICLE IX  
DURATION

The Association shall exist perpetually.

ARTICLE X  
AMENDMENTS

Amendments of these Articles shall require the assent of two-thirds (2/3) of the Association members.

ARTICLE XI  
LIABILITY

The personal liability of a director to the Association or its members for monetary damages for breach of fiduciary duty as a director is eliminated except as follows:

1. For any breach of the director's duty of loyalty to the Association or its members.
2. From acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law.
3. Provided for under Section 30-1-48, Idaho Code, as may be amended or renumbered from time to time.

