

101211

State of Idaho

Department of State

CERTIFICATE OF INCORPORATION OF

TEEWINOT OWNERS 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 TEEWINOT 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: February 25, 1993



Pete T. Cenarrusa
SECRETARY OF STATE

By *Sheryl Rabin*

00'02 20.00- 18 0110000000
1 01870 2212 2212 X
2 05130 0900 22202661
IDAHO SECRETARY OF STATE

ARTICLES OF INCORPORATION

of

RECEIVED
SEC. OF STATE

TEEWINOT OWNERS ASSOCIATION, INC.

23 FEB 25 PM 8 56

The following Articles of Incorporation are hereby adopted pursuant to the Idaho Nonprofit Corporation Act:

1. Name.

The name of the corporation is:

TEEWINOT OWNERS ASSOCIATION, INC.

2. Nonprofit Status.

The corporation is organized pursuant to the Idaho Nonprofit Corporation Act, Idaho Code §§ 30-301 et seq.

3. Duration.

The corporation shall have perpetual duration, from and after the date of its incorporation, unless sooner dissolved or disincorporated, pursuant to law.

4. Purposes.

The corporation is formed for the following purposes:

(a) To develop a community designed for safe, healthful, and harmonious living.

(b) To promote the collective and individual property interests and rights of all persons owning property in Teton County as said property shall be or is shown on the map of Teewinot being a subdivision in Teton County, Idaho, filed for record in the office of the Recorder of said County.

(c) To care for the improvements and maintenance of the community, entry, gateways, external fences, weed control along

roadways and any other common areas, or common features which now exist or which may exist in the future.

(d) To cooperate with the owners of all vacant and unimproved lots and plots now existing or that hereafter shall exist in the tract in keeping them in good order and condition, in preventing them from becoming a nuisance and a detriment to the beauty of the tract and to the value of the improved property therein, and to take any action with reference to such vacant and unimproved lots and plots as may be necessary or desirable to keep them from becoming such nuisance and detriment.

(e) To aid and cooperate with the members of this association and all property owners in the tract in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions as shall hereafter be approved by a two-thirds vote of the members of the association, and to counsel with the Planning and Zoning Commission and Board of Commissioners of Teton County having jurisdiction in relation to any zoning that may affect any portion of the subject property.

(f) In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of Teewinot Owners Association and their property interests therein.

(g) To acquire, own, or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects, and

to exercise all rights, powers, and privileges of ownership to the same extent as natural persons might or could do.

(h) To exercise any and all powers that may be delegated to it from time to time by the owners of real property in the tract, including, but not limited to all rights of Assessment granted by the Idaho Nonprofit Corporation Act, the Bylaws and the Restrictive Covenants of the tract.

(i) Any or all other lawful business for which corporations may be incorporated under the Idaho Nonprofit Corporation Act.

5. Member Corporation.

The corporation shall have members who shall have such rights as are provided in the Idaho Nonprofit Corporation Act and are consistent with the management authority that the Bylaws grant the Board of Directors.

6. Registered Agent and Office.

The name of the initial registered agent and the address of the initial registered office of the corporation are:

Terrence Bagley
423 Yale Avenue
Rexburg, Idaho 83440

7. Directors.

The affairs of the Corporation shall be managed by its Board of Directors. The actual number of Directors shall be fixed by the Bylaws of the Corporation. Other than the Directors constituting the initial Board of Directors, who are designated in

these Articles, the Directors shall be elected or appointed by the members in the manner and for the term provided in the Bylaws of the Corporation.

The initial Board of Directors shall consist of three directors whose names and addresses are as follows:

<u>Name</u>	<u>Address</u>
Terrence Bagley	423 Yale Avenue Rexburg, ID 83440
Gerald Bagley	4115 E. 465 N. Rigby, ID 83442
John Bagley	4223 W. 4732 S. Rexburg, ID 83440

8. Assessments.

Assessments may be levied upon members by the Board of Directors pursuant to the terms and conditions set forth in the Bylaws of the Corporation.

9. Incorporator.

The name and address of the incorporator:

Terrence Bagley	423 Yale Avenue Rexburg, ID 83440
-----------------	--------------------------------------

10. Bylaws.

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws.

DATED: February 19th, 1993.


Terrence Bagley

STATE OF IDAHO,)
 ss.
County of Madison)

On this 19th of February, 1993, before me, the undersigned a notary Public in and for said State, personally appeared TERRENCE BAGLEY, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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



Notary Public for Idaho
Residing at: Rebun
My Commission Expires: 11-9-97