

B0685-1442 03/07/2022 11:52 AM Received by ID Secretary of State Lawrence Denney



STATE OF IDAHO

Office of the secretary of state, Lawrence Denney  
**ARTICLES OF INCORPORATION (NONPROFIT)**  
Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$30.00



For Office Use Only: 7552


**-FILED-**

File #: 0004627552


Date Filed: 3/2/2022 11:22:17 AM

Articles of Incorporation (Nonprofit)							
Select one: Standard, Expedited or Same Day Service (see descriptions below)      Standard (filing fee \$30)							
Article 1: Corporation Name Entity name	White Pines Subdivision Homeowners' Association, Inc.						
Article 2: Effective Date The corporation shall be effective	when filed with the Secretary of State.						
Article 3: Purpose The purpose for which the corporation is organized is:	Homeowners Association						
Article 4: Voting Members: The corporation	has voting members.						
Article 5: Asset Distribution on Dissolution Upon dissolution the assets shall be distributed: See "Exhibit A" attached hereto.	other asset distribution:						
Article 6: IRS Designation Is this nonprofit a 501(c)3?	No						
Article 7: The mailing address of the corporation shall be: Mailing Address	HERITAGE HOMES LLC 3507 SOUTHSIDE BLVD NAMPA, ID 83686-8623						
Article 8: Registered Agent Name and Address Registered Agent	Registered Agent Gary B Anderson Physical Address: 3507 SOUTHSIDE BLVD. NAMPA, ID 83686 Mailing Address: 3507 SOUTHSIDE BLVD NAMPA, ID 83686-8623						
<input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.							
Article 9: Incorporator Name(s) and Address(es)							
<table border="1"><thead><tr><th>Name</th><th>Incorporator Address</th></tr></thead><tbody><tr><td>Sarah M Reed</td><td>HAWLEY TROXELL 877 W. MAIN STREET SUITE 1000 BOISE, ID 83702</td></tr></tbody></table>		Name	Incorporator Address	Sarah M Reed	HAWLEY TROXELL 877 W. MAIN STREET SUITE 1000 BOISE, ID 83702		
Name	Incorporator Address						
Sarah M Reed	HAWLEY TROXELL 877 W. MAIN STREET SUITE 1000 BOISE, ID 83702						
Article 10: Director Name(s) and Address(es)							
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Director Address</th></tr></thead><tbody><tr><td>Gary B Anderson</td><td>Director</td><td>3507 SOUTHSIDE BLVD. NAMPA, ID 83686</td></tr></tbody></table>		Name	Title	Director Address	Gary B Anderson	Director	3507 SOUTHSIDE BLVD. NAMPA, ID 83686
Name	Title	Director Address					
Gary B Anderson	Director	3507 SOUTHSIDE BLVD. NAMPA, ID 83686					



	Director	3507 SOUTHSIDE BLVD. NAMPA, ID 83686
Ban Anderson	Director	3020 ONYX CT. NAMPA, ID 83686

The Articles of Incorporation must be signed by at least one Incorporator.

  
Sarah M Reed

3/2/2022  
Date

Print & Mail Enclosures

☒ I understand the document can ONLY be filed if the following items are included:

Payment in the amount of \$30.00 (if expedited, \$70; if 24 hour processing \$130) - checks payable to the Secretary of State, signed and recently dated.

This filing form (submit within 30 days) **with the required signature(s).**

If you are submitting a correction, return the correction letter with your updated document.

**EXHIBIT A****ARTICLES OF INCORPORATION (NON-PROFIT)****Article 5 (continued):**

Upon the dissolution of the Association, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Association, dispose of all of the assets of the association exclusively for the purposes of the Association in such manner as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the District Court of the Third Judicial District of the State of Idaho, in and for Canyon County as said court shall determine.

**Article 11: Membership**

The Association shall have two classes of members; Class A members and Class B members.

Class A: Class A members shall be composed of all the owners of lots in the Subdivision except the Declarant, as such terms are defined in the Master Declaration of Covenants, Conditions, Restrictions and Easements for White Pines Subdivision, recorded or to be recorded in the official records of Canyon County, Idaho, as the same may be amended from time to time as therein provided (hereinafter collectively referred to as the "**Master Declaration**"). Every person or persons or other legal entity or entities holding fee simple title to a lot in the Subdivision, including contract sellers, but excluding those giving such interest merely as security for the performance of an obligation, but including any Mortgagee (of any priority) or other security holder, provided that said Mortgagee or other security holder is in actual possession of a Lot as a result of foreclosure or otherwise, and any person taking title through such Mortgagee or other security holder by purchase at foreclosure sale or otherwise (each an "**Owner**"), shall be a Class A member of the Association. Each Owner consents to such membership in the Association by virtue of being a lot Owner. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment, and such assessments may be secured by a lien by the Association upon such lot to which membership rights are appurtenant.

Class B: Class B shall be composed of the Declarant, and its successors and assigns, who shall be entitled to ten (10) votes for each Lot owned. The Class B membership shall be converted to Class A membership when the Declarant no longer owns any Lots in the Subdivision; provided, however that the Class B membership may be converted to Class A membership at any earlier time upon the written election of the Declarant.

**Article 12: Amendments**

During such time as the Class B membership remains in existence, the Class B member shall have the sole right to amend these Articles. Once the Class B membership ceases to exist, amendments of these Articles shall require the approval of the Class A members by sixty seven percent (67%) of the votes cast, or a majority of the voting power, whichever is less.