

ARTICLES OF INCORPORATION

OF

VISTA RIDGE HOMEOWNERS' ASSOCIATION, INC.

FILED EFFECTIVE

05 DEC 15 AM 10:55

SECRETARY OF STATE
STATE OF IDAHO

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being of full legal age and a citizen of the United States and of the State of Idaho, does hereby certify that the purpose of these articles is to form a non-profit corporation under the laws of the State of Idaho and the undersigned hereby adopts the following Articles of Incorporation.

ARTICLE I

NAME

The name of the corporation is VISTA RIDGE HOMEOWNERS' ASSOCIATION, INC. (hereafter called the *Association*).

ARTICLE II

REGISTERED OFFICE

The principal address and initial registered office of the Association is 661 S. Rivershore Lane, Suite 120, Eagle, ID 83616.

ARTICLE III

REGISTERED AGENT

Randal S. Clarno, whose address is 661 S. Rivershore Lane, Suite 120, Eagle, ID 83616, is hereby appointed the initial registered agent of the Association.

ARTICLE IV

PURPOSES AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the Members (as defined in Article V) thereof and is formed specifically to provide for the maintenance, preservation, and architectural control of residential lots within the following described real properties, to-wit:

ARTICLES OF INCORPORATION OF
CREEKSIDE PARK HOMEOWNERS' ASSOCIATION

IDAHO SECRETARY OF STATE
12/15/2005 05:00
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Vista Ridge Subdivision in the City of Nampa, Idaho, according to the plat as presently recorded or as hereafter amended, including any additional phases thereto approved and recorded with the Canyon County Recorder's Office.

And further, to promote the health, safety, and welfare of the residents within the above-described properties and any additions thereto as may hereafter be brought within the jurisdiction of the Association for the following purposes:

4.1 To Exercise all of the powers and privileges and to perform all of the duties and obligations of the Declarant as set forth in that certain Master Declaration of Covenants, Conditions, and Restrictions for Vista Ridge Subdivision, recorded as instrument No. 200459858 on October 28, 2004 in the office of the County Recorder of Canyon County, Idaho (the "Declaration") and as the same may be amended from time to time therein provided, the Declaration being incorporated herein as if set forth at length; including the recorded Declaration of Covenants, Conditions, and Restrictions of any additional phases of said subdivision which may be annexed in the future;

4.2 To Fix, levy, and collect payments of dues, pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the properties of the Association;

4.3 To Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, dispose, 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;

4.4 To Borrow money and, with the assent of two-thirds (2/3) of the 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;

4.5 To Dedicate, sell, or transfer all or part of any 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 two-thirds (2/3) of the members agreeing to such dedication, sale, or transfer, provided that the public agency accepts such dedication or transfer;

4.6 To Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex such merger. Consolidation and/or annexation shall require the assent of two-thirds (2/3) of the members;

4.7 To Have and exercise any and all powers, rights and privileges for which a corporation may be organized under the Nonprofit Corporation Law of the State of Idaho, as now in existence or hereafter amended.

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ARTICLE V
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot is subject to the Declaration on the properties described herein, or hereafter annexed, and is eligible to be a member of the Association, ("Member" or "Members"). 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 Lot which is subject to the Declaration.

ARTICLE VI
VOTING RIGHTS

The Association shall have two classes of voting Membership. Class A Members shall all be Lot owners who are paid up Members of the Association and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all persons shall be Members. The vote for such Lot shall be exercised as they determine but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B Members shall be the Declarant. The Declarant shall be entitled to six (6) votes each Lot of which Declarant is the record owner.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of three (3) directors who must also be Members of the Association. The number of directors may be changed from time to time by amendment to the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors and who constitute the corporation's initial incorporators are:

NAME	ADDRESS
Randal S. Clarno	661 S. Rivershore Lane, Suite 120, Eagle, ID 83616
Jeffrey P. Solscheid	661 S. Rivershore Lane, Suite 120, Eagle, ID 83616

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CREEKSIDE PARK HOMEOWNERS' ASSOCIATION

Kindal Blackhurst 661 S. Rivershore Lane, Suite 120, Eagle, ID 83616

At the first annual meeting, the Members shall elect three directors for a term of one year each, and three directors shall be elected at each annual meeting thereafter.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by all of the Members or upon a vote of a majority of Members at a meeting called for the purpose of dissolving the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association trust, or other organization to be devoted to such similar purposes.

Article IX

AMENDMENTS

The corporation shall exist for a term equal in length to the term, as may be extended, of the Declaration.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

ARTICLE XI

INCORPORATOR

The name and address of the incorporator of the Corporation is:

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