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**AMENDED & RESTATED  
ARTICLES OF INCORPORATION**

**of  
Buddy Dancer Homeowners Cooperative, Inc.**

For Office Use Only  
**-FILED-**  
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KNOW ALL PERSONS BY THESE PRESENTS,

The undersigned, for the purpose of forming a nonprofit corporation under the laws of the State of Idaho, in compliance with the provisions of Title 30, Chapter 3, Idaho Code, does hereby declare and adopt the following Articles of Incorporation:

- I. **NAME:** The name of the corporation shall be Buddy Dancer Homeowners Cooperative, Inc. (the "Corporation").
- II. **PURPOSE:** This Corporation is formed on a nonprofit basis for the purpose of acquiring, producing, building, operating, furnishing, exchanging, or distributing manufactured housing in a manufactured housing park and services primarily associated therewith for the benefit of its members who are ultimate consumers.
- III. **NONPROFIT:** This Corporation shall be a nonprofit, membership corporation.
- IV. **TERM:** The term of existence of the Corporation shall be perpetual.
- V. **LOCATION:** The location and address of the principal office of the Corporation shall be 300 E. 40<sup>th</sup> Street #19, Garden City ID 83714.
- VI. **REGISTERED AGENT:** The name and address of the initial registered agent of the Corporation is as follows: LEAP Charities Inc 1220 S. Vista Ave., Boise ID 83705.
- VII. **INCORPORATOR:** The name and address of the incorporator of the Corporation is as follows: Desiree Morales, 300 E. 40<sup>th</sup> Street #19, Garden City ID 83714.
- VIII. **INITIAL BOARD OF DIRECTORS:** The affairs of this Corporation shall be managed by a Board of three (3) Directors, who need not be members of the Corporation. The number of directors may be changed by amendment of the Bylaws of the Corporation, but in no event shall the number be less than three (3). The names and addresses of the initial directors who shall manage the affairs of the Corporation for the first year, unless sooner changed by the members, are as follows:
  - 1. President: Luis Arroyo, 205 W. 40<sup>th</sup> Street #29, Garden City, ID 83714
  - 2. Vice President: Joshua Smallin, 205 W. 40<sup>th</sup> Street #9, Garden City, ID 83714
  - 3. Secretary: Jaymee Bowman, 205 W. 40<sup>th</sup> Street #33, Garden City, ID 83714
  - 4. Treasurer: Desiree Morales, 300 E. 40<sup>th</sup> Street #19, Garden City, ID 83714
  - 5. Operations Manager 1: Jose Serrano, 300 E. 40<sup>th</sup> #4, Garden City, ID 83714
  - 6. Operations Manager 2: James Kucera: 200 W. 40<sup>th</sup> Street #2, Garden City, ID 83714
  - 7. Operations Manager 3: Ben Elton, 205 W. 40<sup>th</sup> Street #15, Garden City, ID 83714

IX. NO SHARES: This Corporation is organized without shares and the number of the membership shall not exceed the total number of manufactured housing lots in the manufactured housing community owned by the corporation/association/cooperative.

X. VOTING RIGHTS: The Corporation shall have one class of voting membership. Each member shall be entitled to one vote. When more than one member holds an interest in any manufactured home, all such persons shall be members, but in no event shall more than one vote be cast with respect to any Home, as defined in the Bylaws.

XI. PROPERTY RIGHTS: The property rights of members shall be equal with respect to their membership interest. All other property interests will be determined by occupancy or leasehold agreements.

XII. MAXIMUM MEMBER CAPITAL: The maximum percentage of capital which may be owned or controlled by any member, shall be the percentage of the membership fees owned by them in relation to the total of membership fees in the cooperative; each member shall be limited to a single membership interest.

XIII. DISSOLUTION: The Corporation may be dissolved at any regular meeting, or any special meeting of the Corporation called for that purpose, by the affirmative votes of not less than three-fourths (3/4) of the members. The Corporation shall give notice of such meeting in accordance with Idaho Code, Title 30, Chapter 30, or the same may from time to time be amended. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the real property and other assets of the Corporation, after payment of the Corporation's debts and expenses, shall be: (i) dedicated to an appropriate public agency to be used for purposes similar to those for which the Corporation was created; or (ii) granted, conveyed and assigned to a nonprofit corporation, association, trust or other organization to be devoted to such similar purposes; or (iii), distributed to the members in compliance with the , then current Internal Revenue Service Regulations.

XIV. NON-DISCRIMINATION: Membership in the Corporation shall be limited to households, which are residents of the manufactured housing park owned by the cooperative. Membership shall be available without discrimination because of that person's sexual orientation, age, sex, race, creed, color, marital status, familial status, physical or mental disability or national origin.

XV. ASSESSMENTS: Each member shall be liable for the payment of assessments as set forth in the Bylaws of the Corporation.

XVI. AMENDMENTS: An amendment of these Articles of Incorporation may be made at any regular meeting, or any special meeting of the Corporation called for that purpose, by the affirmative vote of not less than three-fourths (3/4) of the members.



Desiree Morales

Treasurer