

ARTICLES OF INCORPORATION

OF

CIRRUS POINTE SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.

The undersigned, acting as the incorporator of a nonprofit corporation ("Corporation") organized under and pursuant to the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code ("Act"), adopts the following Articles of Incorporation ("Articles").

Article I Name.

The name of the Corporation is CIRRUS POINTE SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.

Article II Nonprofit Status.

The Corporation is a nonprofit corporation.

Article III Period of Duration.

The period of duration of the Corporation is perpetual.

Article IV Registered Office and Agent.

The location of the Corporation is in the City of Boise, County of Ada, State of Idaho. The address of the initial registered office is 910 Main Street, Suite 220, Boise, Idaho 83702, and the name of the initial registered agent at this address is Cirrus Pointe, LLC, Attn: JD Simplot.

Article V Purposes.

The purposes for which the Corporation is organized and will be operated are as follows:

A. The exercise of all the powers and privileges and the performance of all the duties and obligations of the Corporation as set forth in the Declaration of Covenants, Conditions and Restrictions for Cirrus Pointe Subdivision, recorded in the official records of Canyon County, Idaho (the "Declaration"), as amended from time to time.

B. The transaction of any or all lawful business for which corporations may be incorporated under the Idaho Nonprofit Corporation Act, subject only to limitations in the Bylaws and the Declaration and the amendments and supplements thereto.

C. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes, including, but not limited to, the power to accept donations of money, property, whether real or personal, or any other things of value. Nothing herein contained shall be deemed to authorize or permit the Corporation to carry on any business for profit, to exercise any power, or to do any act that a corporation formed under the Act, or any amendment thereto or substitute therefor, may not at that time lawfully carry on or do.

Article VI Limitations.

No part of the net earnings or the assets of the Corporation shall inure to the benefit of, or be distributable to, its Owners, (as defined in the Declaration), directors, officers, or other private persons except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article V hereof. No substantial part of the activities of the Corporation shall be for the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax or any activities which would trigger the imposition of excise tax under the Internal Revenue Code of 1986, as amended from time to time.

Article VII Owners.

Each person or entity holding fee simple interest of record to a Lot (as defined in the Declaration) which is a part of the Cirrus Pointe Subdivision, and sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation, shall be a Owner (as defined in the Declaration) of the Corporation. Ownership shall be appurtenant to and may not be separated from ownership of any Lot located in the Cirrus Pointe Subdivision. There shall be one (1) Member of Corporation for each Lot located in the Cirrus Pointe Subdivision. Members of the Corporation must be and remain owners of Lots within the Cirrus Pointe Subdivision.

Article VIII Voting Rights

Until the Transition date (as defined in the Declaration), the Grantor (as defined in the Declaration), or the Grantor's successor or assignee, shall have the exclusive control of the Corporation and the Owner's excluding the Grantor, shall not have the right to vote on any matters involving the operating of the Corporation or the Corporation's exercise of its authority. On and after the Transition Date, the Corporation shall be franchised and each Owner shall be entitled to one vote for each Lot owned.

Article VIII Board of Directors.

The affairs of the Corporation shall be managed by its Board of Directors. The number of Directors serving on the Board of Directors shall be fixed in accordance with the Corporation's Bylaws. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected in the manner and for the term provided in the Bylaws of the Corporation.

The names and street addresses of the persons constituting the initial Board of Directors are:

	<u>NAME</u>	<u>ADDRESS</u>
1.	JD Simplot	910 Main Street, Suite 220, Boise, ID 83702
2.	Gene Harding	910 Main Street, Suite 200, Boise, ID 83702
3.	Kevin McDonald	4406 North Tiverton Place, Boise, ID 83702

Article IX Assessments.

Each Owner shall be liable for the payment of Assessments provided for in the Declaration and as otherwise set forth in the Bylaws of the Corporation.

Article X Distribution on Dissolution.

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, distribute all the assets of the Corporation consistent with the purposes of the Corporation to such organization or organizations as shall at that time qualify as exempt organizations under Section 501(c)(12) of the Internal Revenue Code of 1986, as amended from time to time, in such manner as the Board of Directors shall determine. Any such assets not so distributed shall be distributed by the district court of the county in which the principal office of the Corporation is then located, exclusively for the purposes or to such organizations, as such court shall determine to be consistent with the purposes of the Corporation.

Article XI Incorporator.

The name and street address of the incorporator is Cirrus Pointe, LLC, Attn: JD Simplot, 910 Main Street, Suite 220, Boise, ID 83702.

Article XII Bylaws.

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws. The Board of Directors of the Corporation shall be authorized to amend the Corporation's Bylaws at a properly noticed special or regular meeting of the Board of Directors.

