

FILED EFFECTIVE

ARTICLES OF INCORPORATION
OF
CRYSTAL RUN HOMEOWNERS ASSOCIATION, INC.

2007 MAR 19 PM 12:36

SECRETARY OF STATE
STATE OF IDAHO

The undersigned, acting as incorporator of a nonprofit corporation under the Idaho Nonprofit Corporation Act, adopts the following Articles of Incorporation for such:

ARTICLE I
NAME OF CORPORATION

The name of the Corporation is: **Crystal Run Homeowners Association, Inc.**

ARTICLE II
PURPOSES AND POWERS OF THE CORPORATION

The Corporation is a homeowners' association formed for the mutual benefit of the owners who are its members. The Corporation does not contemplate or permit pecuniary gain or profit to the members, officers or directors thereof, either directly or indirectly.

The specific purposes for which it is formed are to provide for maintenance, preservation, architectural control and administration of property located within the **Crystal Run Subdivision, according to that plat recorded in the office of the Teton County Recorder, Teton County, Idaho on August 30, 2002 as Instrument No. 149983**, to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Corporation, and including but not limited to the following:

(a) To exercise all of the powers and privileges and perform all of the duties and obligations of the Corporation as set forth in that Restatement of Covenants and Restrictions, Crystal Run, Victor Idaho ("Covenants") as filed on January 30, 2006 as Instrument #174427 in the Office of the Teton County Recorder, in Teton County, Idaho, and as the same may be amended from time to time as therein provided;

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(b) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Covenants, and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation; and

(c) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Act of the State of Idaho by law may now or hereafter have or exercise;

ARTICLE III REGISTERED OFFICE AND AGENT

The address of the Corporation's initial registered office is: 294 Grand Teton Road, Driggs, Idaho 93422. The Corporation's initial registered agent at such address is Daniel Deraps.

ARTICLE IV 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, but in no event shall the Board consist of fewer than three (3) Directors. The names and addresses of the initial Directors are:

<u>Name</u>	<u>Address</u>
Kathleen Owca	163 Crystal Dr. Victor, ID 83455
Daniel Deraps	294 Grand Teton Road Driggs, Idaho 93422
Dickson Schaefer	PO Box 9207 Jackson, WY 83002

ARTICLE V INCORPORATOR

The Incorporator of this Corporation is Paul E. D'Amours, whose address is PO Box 449, Jackson, WY 83001.

ARTICLE VI MAILING ADDRESS

The mailing address of the Corporation is: PO Box 9207, Jackson, WY 83002

ARTICLE VII MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any legally designated lot in Crystal Run Subdivision shall be a member of the Corporation. 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 real property which is subject to assessment by the Corporation.

ARTICLE VIII DISSOLUTION

On dissolution of the Corporation, the assets of the Corporation shall be dedicated to an appropriate agency to be used for purpose similar to those for which this Corporation was created. In the event such dedication is refused, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. The Corporation may be dissolved by a resolution adopted by the affirmative vote of seventy five percent (75%) of the entire membership of the Corporation, at a general or special meeting called in accordance with the By-laws.

ARTICLES IX
VOTING RIGHTS

Each owner shall have one vote for each lot owned. Where more than one person holds an interest in any lot, all such persons shall be members. The vote for any such lot shall be exercised as the individual members among themselves determine but in no event shall more than one vote be cast with respect to any lot.

ARTICLE X
BYLAWS

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

ARTICLE XI
DURATION

The Corporation shall exist perpetually.

ARTICLE XII
AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

DATED this 16th of March, 2007.


Paul E. D'Amours