



CERTIFICATE OF INCORPORATION  
OF

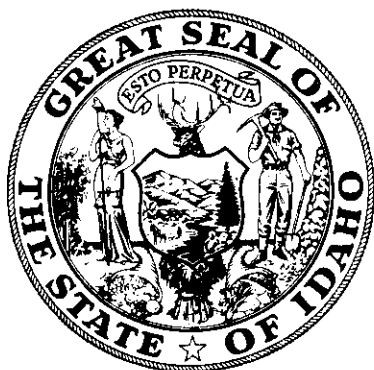
SUNSET PALISADES, FIRST ADDITION, HOME OWNERS ASSOCIATION, INC.

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of \_\_\_\_\_

~~SUNSET PALISADES, FIRST ADDITION, HOME OWNERS ASSOCIATION, INC.~~,  
duly signed pursuant to the provisions of the Idaho Nonprofit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated June 14, 19 84.



SECRETARY OF STATE

\_\_\_\_\_  
Corporation Clerk

34 JUN 14 AM 11 11  
SUNSET PALISADES, FIRST ADDITION  
HOME OWNERS ASSOCIATION, Inc.

SECRETARY OF STATE

In compliance with the requirements of Title 30, §301 et seq. of the Idaho Code, the IDAHO NONPROFIT CORPORATION ACT, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit, and do hereby certify:

ARTICLE I

Name

The name of the corporation is SUNSET PALISADES, FIRST ADDITION, HOME OWNERS ASSOCIATION, hereinafter called the "Association".  
Inc.

ARTICLE II

Principal Office

The principal office of the Association is 3935 Country Club Drive, Lewiston, Idaho 83501.

ARTICLE III

Registered Agent

CHARLES GABBY whose address is 3935 Country Club Drive, Lewiston, Idaho, 83501, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for enforcement of the covenants which run with the various properties located within the First Addition, Sunset Palisades Subdivision, Lewiston, Idaho 83501, according to the recorded plat thereof and to promote the health, safety and welfare of the residents within the above described subdivision and for these purposes:

- (a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association to be set forth in the By-Laws for this Association;
- (b) To accept contributions and to pay expenses incident to the conduct of the business of the Association.

- (c) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Law may now or hereafter have or exercise.
- (d) To enforce all covenants respecting the land incorporated within Sunset Palisades, First Addition, Lewiston, Nez Perce County, Idaho, in furtherance of a delegation of this power from the owners of such property pursuant to a duly recorded amendment of the covenants respecting such property.

## ARTICLE V

### Membership

Every person or entity who is a record owner of a fee interest in any property which is located within Sunset Palisades, First Addition, Lewiston, Nez Perce County, Idaho, and qualifies in accordance with the By-Laws, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership of any such Unit shall be the sole qualification for membership. Upon termination of the interest of the Unit Owner, his membership shall automatically terminate and shall be transferred and shall inure to the new Unit Owner succeeding him in interest.

## ARTICLE VI

### Board of Trustees

The affairs of this Association shall be managed by a Board of Trustees. The initial Board of Trustees shall be composed of three (3) persons who must be members of the Association. The number of Trustees may be changed pursuant to the By-Laws of the Association. The names and address of the persons who are to act in the capacity of Trustees until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Clement W. Eaton	3937 Country Club Drive Lewiston, Idaho 83501
Chas. E. Gabby	3935 Country Club Drive Lewiston, Idaho 83501
Douglas A. MacKelvie	3917 Country Club Drive Lewiston, Idaho 83501

ARTICLE VII

Duration

The corporation shall exist perpetually.

ARTICLE VII

Incorporators

The names and address of the incorporators of this organization are set forth below:

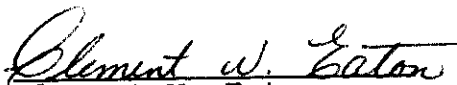
<u>NAME</u>	<u>ADDRESS</u>
Clement W. Eaton	3937 Country Club Drive Lewiston, Idaho 83501
Chas. E. Gabby	3935 Country Club Drive Lewiston, Idaho 83501
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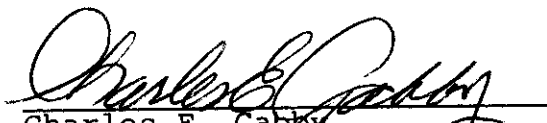
ARTICLE VIII

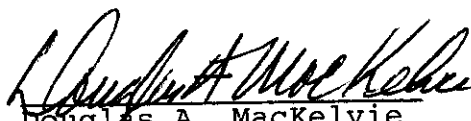
Amendments

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

IN WITNESS WHEREOF, for the purpose of forming this non-profit corporation under the laws of the State of Idaho, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 11 th day of June, 1984.

  
Clement W. Eaton  
3937 Country Club Drive  
Lewiston, Idaho 83501

  
Charles E. Gabby  
3935 County Club Drive  
Lewiston, Idaho 83501

  
Douglas A. MacKelvie  
3917 Country Club Drive  
Lewiston, Idaho 83501

STATE OF IDAHO

)

) ss.

County of Nez Perce

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On this 11<sup>th</sup> day of June, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Clement W. Eaton, Charles E. Gabby and Douglas A. MacKelvie who acknowledged that they executed the above instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year in this certificate first above written.

  
Notary Public, State of Idaho