

AMENDED ARTICLES OF INCORPORATION  
OF  
RIVER'S EDGE HOMEOWNERS ASSOCIATION, INC.

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ARTICLE I – NAME

The name of this corporation shall be:

RIVER'S EDGE HOMEOWNERS ASSOCIATION, INC.

ARTICLE II – REGISTERED OFFICE AND AGENT

The street address of the registered office of this corporation, and the name of its registered agent at such address are as follows:

Snake River Homeowners Association Management LLC  
845 E. Fairview Avenue, Suite 120  
Meridian, ID 83642-8048

ARTICLE III – PURPOSES

The nature, objects, purposes, and powers of this corporation are as follows:

A. This corporation is a nonprofit corporation. It does not contemplate pecuniary gain or profit, and no part of its income shall at any time be distributable to its members, directors, or officers (provided, however, this provision shall not be construed to prohibit the payment of reasonable compensation for services actually rendered for the benefit of the corporation, nor to prohibit the conferring of benefits upon the corporation's Members in conformity with its purposes). It is not intended, however, that this corporation be eligible to qualify for tax-exempt status under the provisions of Section 501(c) of the Internal Revenue Code, as amended from time to time.

B. The objects and purposes of this corporation are to provide for the management, maintenance, and operation of the common space lots shown on the official Plats of R E NO. 1 , R E NO. 3, R E NO. 4, and R E NO. 5 SUBDIVISIONS (hereafter collectively known as "RIVER'S EDGE") and the drainage systems and any present or future irrigation piping systems for RIVER'S EDGE, according to the official plats thereof filed in the office of the County Recorder of Ada County, Idaho, in conformity with the requirements of the Declarations of Covenants, Conditions and Restrictions for RIVER'S EDGE as filed in the office of the County Recorder of Ada County, Idaho.

C. This corporation shall have all the powers and authority granted by the Idaho Nonprofit Corporation Act and all other powers authorized or permitted to

nonprofit corporations by the laws of the State of Idaho, as the same may be in effect from time to time.

#### ARTICLE IV – MEMBERS

A. This corporation shall have Members, whose rights, privileges, and voting rights shall be as provided in the By-Laws so long as not inconsistent with the following:

1. The record title owners of all or any portion of the lots in R E NO. 1, R E NO. 3, R E NO. 4, and R E NO. 5 SUBDIVISIONS in Ada County, Idaho, according to the official plats thereof filed in the office of the County Recorder of Ada County, Idaho, whose Declaration of Covenants, Conditions and Restrictions reference this Corporation, shall automatically be Members of this corporation, and membership in this corporation shall be appurtenant to ownership of said real property and shall run with the land thereof.

2. At all meetings of Members of this corporation, the maximum number of votes which may be cast shall be the total number of lots showing on the plats of said Subdivisions then of record in the Office of the Ada County Recorder, less the common area lots. One (1) vote shall be allocated to each of the lots, except for the common area lots. The vote allocated with respect to each lot shall be cast in the manner determined by a majority in interest of the record title owners of such lot. Fractional votes shall not be permitted.

B. There shall be no Certificates of Membership, and evidence of ownership of record title of all or any portion of said lots according to the Official Records of Ada County, Idaho, shall constitute proof of membership in this corporation. Membership shall automatically transfer to the transferee of the property concurrently with transfer of a Member's record title to all or any portion of the said lots.

C. Meetings of the Members shall be held at such places and times as may be provided in the By-Laws and may also be held in any manner prescribed or permitted by the corporation laws of the State of Idaho, as amended from time to time. The presence of Members entitled to cast ten percent (10%) of the total eligible votes shall be sufficient to constitute a quorum, and such quorum may transact any matter of business lawfully permitted to be transacted at a membership meeting of an Idaho nonprofit corporation. Written notice of each membership meeting shall be given to each Member at the most recent address for such Members shown on the corporation's books and records, and such written notice shall be deposited in the United States Mail, postage fully prepaid, not less than ten (10) nor more than (50) days before the date of the meeting; provided, however, the necessity for such written notice may be waived by the unanimous written consent of all Members.

D. Members of this corporation shall not be personally liable for the debts, liabilities or obligations of the corporation.

#### ARTICLE V – BOARD OF DIRECTORS

A. The affairs of this corporation shall be managed by a Board of Directors, who need not be residents of the State of Idaho. The number, manner of election, and term of office of Directors shall be as set forth in the By-Laws.

B. The current Board of Directors of the corporation are:

Jeanne Jackson-Heim, 8550 W. Atwater Drive, Garden City, Idaho 83714  
Katie Jennings, 8610 W. Ringbill Court, Garden City, Idaho 83714  
Gail Lysne, 8595 W. Atwater Drive, Garden City, Idaho 83714  
Sue Philley, 8639 W. Atwater Drive, Garden City, Idaho 83714  
Don Smith, 8714 W. Ringbill Court, Garden City, Idaho 83714  
Martin Wolford, 6138 N. Widgeon Way, Garden City, Idaho 83714

#### ARTICLE VI – OFFICERS

The officers of this corporation shall be elected by the Board of Directors and shall serve for such terms of office as set forth in the By-Laws. The officers of this corporation shall be a president, one or more vice-presidents, a secretary, a treasurer, and any other officers or assistant officers as may be elected or appointed by the Board of Directors. Except for the office of President, more than one office may be held by one person. The time and manner of election of officers, and their respective authority and duties, shall be as set forth in the By-Laws, or as may be determined by resolution of the Board of Directors not inconsistent with the Bylaws.

#### ARTICLE VII – BY-LAWS

The Board of Directors is authorized to adopt, amend, and repeal By-Laws of the corporation, and to provide in such By-Laws for any matter which may lawfully be governed by the By-Laws of a nonprofit corporation under the laws of the State of Idaho. All provisions of the By-Laws relating to the election, qualification, and term of office of Directors may be adopted, amended, and repealed by vote of the Members at any annual membership meeting, or any special membership meeting called for such purpose.

#### ARTICLE VIII – DURATION

The duration of this corporation shall be perpetual.

## ARTICLE IX – DISSOLUTION

A. This corporation may not be dissolved without the permission of the Ada County Highway District and the City of Garden City, Idaho. If such permission is obtained, the corporation may be dissolved upon unanimous affirmative vote of the Members present and voting at any membership meeting, provided written notice was given to each Member at such Member's most recent address as shown on the books and records of the corporation, not less than ten (10) days before the date of the meeting, stating that the question of dissolution of the corporation was proposed to be voted upon at such meeting.

B. In event of dissolution of the corporation, all of its property and assets, after payment of all debts and liabilities, shall be distributed to the Members as of the date of dissolution, pro-rata in proportion to the number of votes each Member was entitled to cast at membership meetings as of the date of dissolution; provided, however, each such Member receiving any part of the assets of this corporation upon dissolution shall execute and acknowledge an instrument in writing, and shall cause such instrument to be recorded in the office of the County Recorder of Ada County, Idaho, providing that such Member, jointly and severally with all other Members of the corporation receiving any portion of its assets upon dissolution, assumes and agrees to perform all of the duties and obligations of the "Association," as described in the Declaration of Covenants, Conditions and Restrictions for the said Subdivisions. Such agreement must be its terms be binding upon such Member and the Member's personal representatives, successors, and assigns. If, however, a successor entity shall have been formed, or shall otherwise exist, for the purpose of receiving the assets of this corporation upon Dissolution, and such assets are actually distributed to such entity, and such successor entity further agrees by written instrument recorded in the office of the County Recorder of Ada County, Idaho, to assume and perform all of the said duties of the "Association" as described in the Declaration of Covenants, Conditions and Restrictions for said Subdivisions, then the net assets of this corporation upon dissolution may be distributed to such successor entity and the Members of this corporation shall not be required to individually assume and perform the said duties of the "Association".

## ARTICLE X – ASSESSMENTS

Assessments may be levied upon Members for the purposes specified in the By-Laws, and the same shall be allocated among the Members in the manner set forth in the By-Laws. The time of payment and manner of collection thereof shall be fixed by the Board of Directors from time to time in conformity with the provisions set forth in the By-Laws. Unpaid assessments shall constitute a lien upon any portion of the lots in said Subdivisions owned by a Member whose assessment is unpaid, and such lien upon any portion of the lots of said Subdivisions owned by a Member whose assessment is unpaid, and such lien may be enforced by this corporation in the same manner as provided by law

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in the State of Idaho for the foreclosure of Mortgages upon real property, except that all assessments are subordinate to the lien of the first mortgage. The failure to pay the assessments does not constitute a default under an insured first mortgage.

ARTICLE XI - AMENDMENT

These Articles of Incorporation may be amended by vote of seventy-five percent (75%) in interest of the Members present and voting at any annual membership meeting, or any special membership meeting called for such purpose.

ARTICLE XII - INCORPORATORS

The name and ~~post-office~~ address of the incorporator of this corporation is as follows:

Jeanne Jackson-Heim, 8550 W. Atwater Drive, Garden City, Idaho 83714

CERTIFICATION

These Amended Articles of Incorporation contain amendments of matters that require the vote of members. The Members adopted these Amended Articles of Incorporation on May 19, 2022.

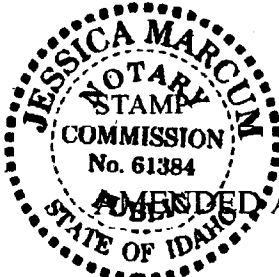
- A. The number of Members entitled to vote was 72.
- B. The number of Members that vote for the Amended Articles of Incorporation was 63.
- C. The number of Members that voted against the Amended Articles of Incorporation was 9.

DATED this 23 day of May, 2022.

Jeanne Jackson-Heim  
Jeanne Jackson-Heim, President

STATE OF IDAHO                    )  
  ) ss.  
COUNTY OF ADA                 )

The foregoing instrument was acknowledged before me on May 23rd 2022 by Jeanne Jackson-Heim, President of River's Edge Homeowners's Association, Inc.



Notary Public  
My commission expires 04-07-2025