

ARTICLES OF INCORPORATION

FILED EFFECTIVE

IDAHO SECRETARY OF STATE

09/15/2015 05:00

2015 SEP 14 AM 9:06

OF

SECRETARY OF STATE
STATE OF IDAHO

CK:8446 CT:5421 BH:1492279
@ 30.00 = 30.00 INC NONP #2

LADON LANE SUBDIVISION

HOMEOWNERS ASSOCIATION, INC.

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

ARTICLE I

NAME

The name of the Association is LaDon Lane Subdivision Homeowners Association, Inc.

ARTICLE II

NONPROFIT STATUS

The Association is a nonprofit corporation.

ARTICLE III

DURATION

The period of duration of the Association is perpetual.

ARTICLE IV

REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 520 NE LaDon Place, Mountain Home, Idaho 83647, and the name of the initial registered agent at this office is Jackie L. Payne.

ARTICLE V

PURPOSES

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

A. To associate its members together for their mutual benefit, and to that end to own, manage, improve, maintain, repair and operate the subdivision known as LaDon Lane

C207165

Subdivision, and related easements and improvements located in or near LaDon Lane Subdivision, according to the official plat thereof recorded in Elmore County, Idaho, and as provided in the Declaration of Covenants, Conditions and Restrictions for LaDon Lane Subdivision (CC&Rs), together with any and all other assets and facilities owned by the Association, and to engage in any activity related thereto; and to enforce compliance with the CC&Rs.

B. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes. Nothing herein contained shall be deemed to authorize or permit the Association 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

POWERS

A. **Borrowing:** To borrow from any source, provided that such borrowing is reasonably necessary to carry out the necessary functions and purposes of the Association and is approved by two-thirds (2/3) of the votes cast by the members at a meeting called for the purpose of considering such borrowing.

B. **Affiliations:** To acquire, and to hold, own and exercise all rights of ownership in, and to sell, transfer or pledge shares of capital stock or bonds, or become a member or a stockholder of any corporation or association if such is necessary to carry out the functions of the Association.

C. **Property Ownership:** To buy, lease, hold or exercise all privileges of ownership in and to the real or personal property necessary or convenient for the conduct and operation of the business of the Association, or incidental thereto.

D. **Maintaining Reserves:** To establish reserves and to invest the funds therein in such property as the Association may deem advisable, provided that such funds and the earnings derived therefrom shall be used solely to pay expenses incurred by the Association to carry out its purposes.

E. **Assessments:** To set fees and levy assessments in such manner and in such amount as may be provided by the Association consistent with the CC&Rs, its Articles and By-laws, provided that said funds are used solely to pay expenses incurred by the Association to carry out its purposes.

F. **State Law Powers:** To have and exercise all powers, privileges and rights conferred on non-profit corporations by the laws of the State of Idaho not inconsistent with the above-stated purposes or the provisions of the Act.

ARTICLE VII

LIMITATIONS

No part of the net earnings or the assets of the Association shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons except that the Association 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 thereof. No substantial part of the activities of the Association shall be for the carrying on of propaganda, or otherwise attempting to influence legislation, and the Association 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 Association shall not carry on any other activities not permitted to be carried on by a Homeowners Association as defined for federal income tax purposes under Section 528 of the Internal Revenue Code of 1986, as amended from time to time.

ARTICLE VIII

MEMBERS

The members of the Association shall be the record owners of the fee simple title to any Lot within LaDon Lane Subdivision as provided in the CC&Rs. Membership is appurtenant to, and inseparable from, ownership of said lots. Members shall have such rights as are provided in the Act, the CC&Rs, these Articles and the Association By-Laws.

ARTICLE IX

BOARD OF DIRECTORS

The affairs of the Association 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 Association's By-Laws. Other than the Directors constituting the initial Board of Directors as designated in these Articles, each Director shall be a member of the Association and shall be elected by the members of the Association in the manner and for the term provided in the By-Laws of the Association.

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

Jackie L. Payne

520 NE LaDon Place
Mountain Home, Idaho 83647

Gary Payne

4305 NE Alexander
Mountain Home, Idaho 83647

Missy Minder

3760 NW Morris Way
Mountain Home, Idaho 83647

The initial Directors shall serve until the first annual meeting of members. The members of the initial Board need not be members of the Association.

ARTICLE X

MEMBERSHIP ASSESSMENTS

As provided in the CC&Rs, the Association is authorized to levy assessments upon all members to pay the costs incurred by the Association in order to carry out its purposes.

ARTICLE XI

DISTRIBUTION ON DISSOLUTION

Upon dissolution of the Association, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Association, distribute all the assets of the Association consistent with the purposes of the Association to a public body or other nonprofit organization with similar purposes. Any such assets not so distributed shall be distributed by the district court of the county in which the principal office of the Association is then located, exclusively for the purposes or to such organizations, as such court shall determine to be consistent with the purposes of the Association.

ARTICLE XII

INCORPORATORS

The name and street address of the incorporator is:

Jackie L. Payne	520 NE LaDon Place
	Mountain Home, Idaho 83647

ARTICLE XIII

BY-LAWS

Provisions for the regulation of the internal affairs of the Association shall be set forth in the By-Laws.

ARTICLE XIV

AMENDMENT OF ARTICLES

Amendment of these Articles requires the approval of two-thirds (2/3) of the votes cast by the members at a meeting called for the purpose of considering such amendments.

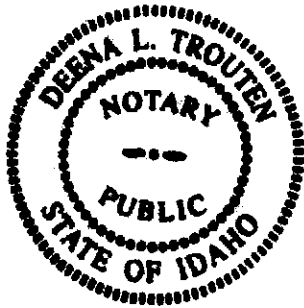
Dated this 10th day of September, 2015.

Jackie L. Payne
Jackie L. Payne

STATE OF IDAHO,)
) ss.
COUNTY OF ELMORE,)

On this 10th day of September, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Jackie L. Payne, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

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



Deena L. Trouten
Notary Public for Idaho
Residing at Mountain Home, Idaho
My commission expires: 25 Feb 2021