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SECRETARY OF STATE
STATE OF IDAHO

**ARTICLES OF INCORPORATION
OF
FALCON CREEK
HOMEOWNERS' ASSOCIATION, INC.**

The undersigned incorporators have adopted these Articles of Incorporation as set forth herein.

ARTICLE 1

Name. The name of the corporation shall be **Falcon Creek Homeowners' Association, Inc.**

ARTICLE 2

Non-Profit Corporation. The corporation is a non-profit corporation.

ARTICLE 3

Duration. The duration of this corporation shall be perpetual.

ARTICLE 4

Purposes. To promote the health, safety and welfare of all persons, firms and corporations owning property in Falcon Creek Subdivision, according to the recorded plat thereof on file in the office of the Teton County, Idaho Recorder's office recorded August 11, 1996 as instrument no. 125027 ("the Subdivision"); such purposes include, but are not limited to: the improvement and maintenance of the landscaped areas or pathways of the Subdivision, the enforcement of conditions, covenants, and restrictions on and appurtenant to lots in the Subdivision, to acquire, own or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes, to do any and all things necessary to promote the general welfare of the residents and owners of lots in the Subdivision, and to exercise any and all powers that may be delegated to it from time to time by the owners of lots in the Subdivision. This corporation shall not engage in political activity or pursue political purposes of any kind or character.

IDAHO SECRETARY OF STATE
08/30/2018 05:00
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1@ 30.00 = 30.00 INC NONP #2
1@ 20.00 = 20.00 EXPEDITE C #3

C218904

ARTICLE 5

Membership. Each owner of a lot in the Subdivision by virtue of being such an owner and for so long as he is an owner, he shall be deemed a member of the Association. The Association membership of each owner shall be appurtenant to a lot for which it is issued and may not be transferred, pledged or alienated in any way except upon the transfer of title to said lot, and then only to transferees of title to said lot. Any attempt to make a prohibited transfer shall be void. Any transfer of title to said lot shall operate automatically to transfer said membership to the new owner thereof.

Every member shall be entitled to one (1) vote for each lot owned.

The vote for each such lot shall, if at all, be cast as a unit, and fractional votes shall not be allowed. In the event that joint owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any owner casts a vote representing a certain lot, it will thereafter be conclusively presumed for all purposes that he or they were acting with the authority and consent of all other owners of the same lot.

The right to vote may not be severed or separated from the ownership of the lot to which it is appurtenant, except that any owner may give a revocable proxy, or may assign his right to vote for the term of a lease or deed of trust, and any sale, transfer or conveyance of such lot to a new owner or owners shall operate automatically to transfer the appurtenant vote to the new owner, subject to any assignment of the right to vote to a lessee or beneficiary of a trust so long as they hold an interest in a lot or occupy the same pursuant to a lease or pursuant to a trust which owns a particular lot.

ARTICLE 6

Assessments. Assessments may be levied upon all members in accordance with the Declaration of Covenants, Conditions and Restrictions for Falcon Creek Subdivision, according to the recorded plat thereof on file in the office of the Teton County, Idaho Recorder's office recorded August 11, 1996 as instrument no. 125027. The Board of Directors is authorized to fix the amount thereof from time to time, and make them payable at such times or intervals, and upon such notice, and by such methods as the directors may prescribe.

ARTICLE 7

Registered Office and Agent. The address of this corporation's current registered office and the name of its current registered agent at such address is: Frank M. Russo, 2095 Falcon Creek Dr., Driggs, ID 83442.

ARTICLE 8

Directors and Incorporators. The number of directors constituting the current Board of Directors of the corporation shall be three. The names and addresses of the incorporators and those persons who are to serve as initial directors are as follows:

NAME	ADDRESS
Frank M. Russo	2095 Falcon Creek Dr. Driggs, ID 83442
Gary R. Price	P.O. Box 9085 Spokane, WA 99209
Wray E. Landon	2105 Falcon Creek Dr. Driggs, ID 83442

ARTICLE 9

Distribution on Dissolution. The distribution of assets on dissolution will be to its members pro-rata.

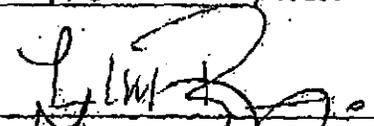
ARTICLE 10

Adoption and Effective Date.

(a) Effective Date. These Articles shall become effective upon filing with the Idaho Secretary of State.

(b) Adoption. These Articles were adopted by the incorporators shown.

These Articles of Incorporation have been executed on this 27 day of August, 2018.


FRANK M. RUSSO, Incorporator


GARY R. PRICE, Incorporator


WRAY E. LANDON, Incorporator

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