

FILED EFFECTIVE

ARTICLES OF INCORPORATION

09 NOV -6 AM 8:40

OF

ELK RIDGE COMMUNITY ASSOCIATION

SECRETARY OF STATE
STATE OF IDAHO

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

ARTICLE 1. NAME: The name of the corporation shall be Elk Ridge Community Association, This corporation is a nonprofit corporation.

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ARTICLE 2. DURATION: The duration of the corporation shall be perpetual.

ARTICLE 3. PURPOSE AND POWERS: The purposes for which the corporation is organized are to engage in all such activities as are incidental or conducive to the attainment of the objections of the corporation and any other activities which are permitted to be done by a nonprofit corporation under any laws that may now or hereafter be applicable or available to this corporation. Without limiting the foregoing, it is expressly provided hereby that:

- (a) The corporation shall exercise all of the powers and privileges and perform all of the duties and obligations of the corporation as set forth in the Declaration of Protective Covenants, Restrictions and Easement for Elk Ridge (Declaration), recorded in the Office of the Bonneville County Recorder, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set out at length.
- (b) The corporation shall fix, levy, collect and enforce payment by any lawful means, all charges or assessments, periodic or special, as authorized in the Declaration or as necessary for the required maintenance and improvement of Elk Ridge.

ARTICLE 4. MEMBERSHIP: Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the corporation, including contract sellers, shall be a member of the corporation. The foregoing is not intended to include persons or entitles 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 lot which is subject to assessment by the corporation.

ARTICLE 5. VOTING RIGHTS: The corporation shall have one class of voting membership. Members shall all be Owners and shall all be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot. Fractional votes shall not be allowed.

IDAHO SECRETARY OF STATE
11/06/2009 05:00
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ARTICLE 6. REGISTERED OFFICE AND AGENT: The address of the initial registered office of this corporation is 3011 Swan Valley Highway, Swan Valley, ID 83449, and the name of its initial registered agent at such address is Michael D. Allen

ARTICLE 7. DIRECTORS: The number of directors of this corporation shall be fixed by the bylaws and may be increased or decreased from time to time in the manner specified therein. The initial board of directors shall consist of five (5) directors. The names and addresses of the persons who shall serve as directors until the first meeting of the members and until their successors are elected and qualify, or unless they resign or are removed, are:

Leigh Coveney, 1394 Elk Ridge Drive, Irwin, ID 83428;

Laurel J. Cox, 76 Snowberry Lane, Irwin, ID 83428;

Randell Cripe, 280 Cedar Cir., Irwin, ID 83428;

John Rice, 218 Snowberry, Lane, Irwin, ID 83428; and

Thomas Rodkey, 1122 Elk Ridge Drive, Irwin, ID 83428.

ARTICLE 8. INCORPORATOR: The name and address of the incorporator is as follows: Christopher Ott, 3940 Prospect Ave. #102, Naples, FL 34104.

ARTICLE 9. DISSOLUTION: Upon dissolution or final liquidation of the corporation, the assets of the corporation shall be dedicated to a public body or conveyed to a nonprofit organization with similar purposes.

ARTICLE 10. LIMITATION OF LIABILITY: A director of this corporation shall not be personally liable to this corporation or its members for monetary damages for breach of fiduciary duty as a director, except for liability (i) for any breach of the director's duty of loyalty to this corporation or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (iii) for any transaction from which the director derived any improper personal benefit. If the Idaho Nonprofit Corporation Act (the "Act") is amended to authorize corporate action further eliminating or limiting the personal liability of directors, then the liability of a director of this corporation shall be eliminated or limited to the fullest extent permitted by the Act as so amended. Any repeal or modification of this Article 11 by the members of the corporation shall not adversely affect any right or protection of a director of the corporation existing at the time of such repeal or modification.

EXECUTED this 2nd day of November, 2009 by the undersigned incorporator.



Christopher Ott

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