

State of Idaho



Department of State.

CERTIFICATE OF INCORPORATION

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, and legal custodian of the corporation records of the State of Idaho, do hereby certify that the original of the articles of incorporation of

LAKE CASCADE SUBDIVISION NO. 1 PROPERTY OWNERS' ASSOCIATION,, INC.

was filed in the office of the Secretary of State on the **13th** day
of **July** A. D. One Thousand Nine Hundred **Seventy-eight** and
will be
is/duly recorded on ~~File No.~~ **microfilm** of Record of Domestic Corporations, of the State
of Idaho, and that the said articles contain the statement of facts required by Section 30-103 and
Sections 30-1001 to 30-1005, inclusive, Idaho Code.

I FURTHER CERTIFY, That the persons executing the articles and their associates and
successors are hereby constituted a corporation, by the name hereinbefore stated, for
perpetual existence from the date hereof, with its registered office in this State located at
Cascade, Idaho in the County of **Valley**
and as such are subject to the rights, privileges and limitations granted to Non-Profit Coopera-
tive Associations as provided in Chapter 10, Title 30, Idaho Code.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed the Great Seal of the
State. Done at Boise City, the Capital of Idaho,
this **13th** day of **July**
A.D., 19**78** .

Secretary of State.

ARTICLES OF INCORPORATION
OF
LAKE CASCADE SUBDIVISION NO. 1 PROPERTY
OWNERS' ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned, citizens of the United States over the age of 18 years, pursuant to Chapter 10, Title 30 Idaho Code, do hereby associate ourselves together for the purpose of forming a nonprofit corporation under the laws of the State of Idaho and do hereby make, sign, acknowledge, file and adopt for that purpose the following Articles of Incorporation and do hereby declare:

ARTICLE I.

The name of this corporation shall be LAKE CASCADE SUBDIVISION NO. 1 PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE II.

The term of existence of this corporation shall be perpetual.

ARTICLE III.

The registered office of this corporation in the State of Idaho shall be located in the County of Valley, State of Idaho, and the Post Office Address of such office shall be P. O. Box 733, Cascade, Idaho. The registered agent of this corporation shall be RICHARD LEE.

ARTICLE IV.

The purposes for which this corporation is formed are:

(a) To acquire and own real and personal property including, but not limited to water rights, water lines, mains, easements, pumps, pumping fixtures and equipment, water licenses and permits, franchises, patents and any other property item or effect that may become instrumental for the purposes of which the corporation is organized.

(b) To supervise, manage, distribute, control and supply water to the members of the corporation and to acquire, maintain, control, expand, improve and repair water sources and systems and conduct all business necessary or instrumental to the same.

(c) To acquire and own real and personal property for the recreational use of the owners of real property and those owners of property immediately adjacent thereto of the Cascade Lake Subdivision No. 1, Valley County, Idaho.

(d) To make assessments and charges to members for water and water system appurtenances in connection therewith and other recreational facilities in which assessments and charges shall be disbursed by the corporation only in payment for expenses of such water systems, water system appurtenances, and recreational facilities.

(e) To perform any lawful act necessary to the acquisition, ownership, maintenance and expansion of water system or systems and the distribution of water and recreational facilities and any other lawful act necessary, advisable in the furtherance of the corporation.

(f) This corporation is not organized for profit, it being intended that it shall operate on a nonprofit basis and consistent therewith, no part of the net earnings of the corporation shall enure to the benefit of any private member or individual, provided however, that in the event of the liquidation or dissolution of the corporation, whether voluntary or involuntary, the members shall be entitled to distribution and division of its remaining property or its proceeds into the balance of all money and other property received by the corporation from any source after the payment of all debts and obligations of the corporation.

(g) The corporation shall have all the common law and statutory powers now or hereafter granted by the State of Idaho to a corporation which are not in conflict with these articles, including all powers reasonably necessary to implement its purpose of providing water service to the lots situate in Lake Cascade Subdivision No. 1 and providing recreational facilities thereto, including but not limited to: (1) to make and collect assessments against a member of the corporation to defray expenses; (2) to use the proceeds of the assessments in the exercise of its power and duties; (3) to make and amend regulations respecting the operation of the corporation; (4) to do everything necessary, proper, advisable or convenient for the accomplishment of any of the purposes or the attainment of any of the objects or the furtherance of any of the powers herein set forth, either alone or associated with others and incidental or pertinent to or connected with its business or powers, provided same be not inconsistent with the State of Idaho.

ARTICLE IV

Each owner of a lot in the Lake Cascade Subdivision No. 1, Valley County, Idaho, or owners of adjacent properties which shall be served by the water system or recreational facilities of this corporation shall be eligible for membership in the corporation. Such membership shall at all times be identified with the owner of the lot or lots and no membership shall be subject or conditioned upon approval of the Board of Directors or other members. The interest of each member of the corporation shall be equal, there shall be one voting right for each lot served by the water system or recreational facilities and owned by the members. Voting rights and

membership and continuation thereof shall be dependent upon ownership of the lot or property served by the water system and recreational facilities of the corporation and there can be no expulsion of a member or cancellation of voting rights of such member as long as he is so qualified.

ARTICLE V.

Assessments and charges of the corporation shall be made as to each lot owned by a member and in the event of the failure of a member to pay assessments and charges, the corporation may suspend water service to such lot or property or deny the use of recreational facilities during the time any assessment or charge is unpaid following the due date thereof. Upon payment of any delinquent assessment or charge together with a reasonable charge for terminating and restoring service, if applicable, water service must be promptly restored and the member shall be entitled to resume use of the recreational facilities.

Unpaid assessments or charges including reasonable charges for terminating and restoring service, if service has been terminated and if applicable, must be paid by transferee of the membership or a member acquiring another lot and unless so paid, service may be suspended or if suspended such suspension shall continue as above provided and said member shall not be entitled to the use of the recreational facilities during such suspension.

ARTICLE VII.

Nothing in these Articles shall be construed as restricting the ownership of lots and no provision shall be made in the By-laws of the corporation which shall show restricted ownership.

ARTICLE VIII.

The Board of Directors of this corporation shall consist of at least three and not more than five members. The number to be designated by the By-laws consistent with this Article and all of the powers of this corporation are hereby conferred upon such Board insofar as such powers may be lawfully vested in and exercised by such Board of Directors and subject to the By-laws to be adopted.

ARTICLE IX.

There shall be the following officers elected annually, whose powers, duties, removals, resignations, replacements and general authorities shall be designated and granted by the By-laws of this corporation.

- A. President
- B. Vice President
- C. Secretary
- D. Treasurer

None of said officers except the President need be a director but a Vice President who is not a director cannot succeed to or fulfill the office of the President. The office of Secretary and Treasurer may be combined in one person.

ARTICLE X.

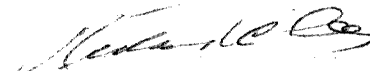
The following named persons shall serve as a Board of Directors until their successors are duly elected and qualified.


Lester Updike, 8920 Sunflower Ct., Boise, Idaho
Richard Lee, P. O. Box 733, Cascade, Idaho
Leon Hales, 1004 13th Avenue South, Nampa, Idaho

We the undersigned do hereby adopt and file these Articles of Incorporation in accordance with the laws of the State of Idaho and we hereby certify that the facts herein set forth are true.

IN WITNESS WHEREOF, We have hereunto set our hands and seals to this instrument, which is executed in triplicate, this 12th day of July, 1978.


LESTER UPDIKE


RICHARD LEE


LEON HALES

STATE OF IDAHO)
) ss.
County of Ada)

On this 12 day of July, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared LESTER UPDIKE, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

Pauline Henderson
Notary Public for Idaho
Residing at Boise, Idaho.

STATE OF IDAHO }
) ss.
County of Ada)

On this 12 day of July, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD LEE, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

Pauline Henderson
Notary Public for Idaho
Residing at Boise, Idaho.

STATE OF IDAHO }
) ss.
County of Ada)

On this 12 day of July, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared LEON HALES, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

Pauline Henderson
Notary Public for Idaho
Residing at Boise, Idaho.