

EXHIBIT C

ARTICLES OF INCORPORATION  
OF  
FAIRWAY NINE GARAGE ASSOCIATION, INC.

FILED  
99 NOV 16 AM 8:58  
301-10470

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

ARTICLE I

The name of the corporation is Fairway Nine Garage Association, Inc., hereinafter called "Association".

ARTICLE II

The initial location and principal office of the Association is 333 S. Main St.  
Ketchum, ID 83340. The initial registered agent of the Association is Kathleen Persaud.

ARTICLE III

The incorporator and his address are as follows:

Robert E. Hildeman 3003 Leisure Dr., Boise ID 83704

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and

C131217

architectural control of the exterior and roofs of garage units and common area within that certain tract of property known as Garage Units 1 through 16, Block 2 common area, Fairway Nine One, Blaine County, Idaho, and to promote the health, safety and welfare of the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for the purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Supplemental Condominium Declaration for Fairway Nine Condominiums, Phase III, Fairway Nine Garages, and any supplemental Declaration, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Blaine County Recorder and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, held, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money and with the assent of two-thirds (2/3) of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by three-fourths (3/4) of the members agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and common area; and

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-profit Corporation Law of the State of Idaho by law may now or hereafter have or exercise.

Under no circumstances shall the income of the Association be distributed to the members, directors and officers. The assets of the Association after all creditors have been paid shall be distributed prorata to its members on dissolution.

## ARTICLE V

### MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any garage or unit which is subject by the Declaration to assessment by the Association, including contract sellers who retain fee title, shall be a member of the Association. The foregoing is not intended to include persons or entities 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 garage unit which is subject to assessment by the Association.

## ARTICLE VI

### VOTING RIGHTS

The members of the Association shall have the voting rights as set forth in the Supplemental Condominium Declaration.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of three (3) Directors. The number of Directors may be changed by amendment of the Bylaws of the Association. The Bylaws may be changed by amendment to provide that the Directors must be members of the Association.

The initial Directors of the Association and their addresses are as follows:

<u>Larry Eichler</u>	<u>10708 Callington Way Las Vegas, NV 89123</u>
<u>Travis House</u>	<u>324 Mocliff Rd. Ephrata, WA 98823</u>
<u>Bob Hildeman</u>	<u>3003 Leisure Dr. Boise, ID 83704</u>

## ARTICLE VIII

### DISSOLUTION

The Association may be dissolved as provided by law.

## ARTICLE IX

### DURATION

The Association shall exist perpetually.

ARTICLE X  
AMENDMENTS

Amendments of these Articles shall require the assent of two-thirds (2/3) of the Association members.

ARTICLE XI  
LIABILITY

The personal liability of a director to the Association or its members for monetary damages for breach of fiduciary duty as a director is eliminated except as follows:

1. For any breach of the director's duty of loyalty to the Association or its members.
2. From acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law.
3. Provided for under Section 30-1-48, Idaho Code, as may be amended or renumbered from time to time.
4. For any transaction from which the director derived an improper personal benefit.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Idaho, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 4th day of November, 1999.

Robert E. Hildeman

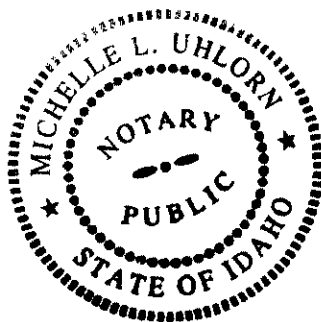
ACKNOWLEDGMENT

STATE OF Idaho )  
 ) ss.  
County of Ada )

On this 4<sup>th</sup> day of November, 1999, before me, a Notary Public in and for said State, personally appeared Robert E. Hickman 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 above written.

(seal)



Michelle L. Uhlorn  
Notary Public for Ada County  
Residence: Boise, Idaho  
Commission expires: 4/9/2005

condowk\fairway9.artgarage