



Department of State.

**CERTIFICATE OF INCORPORATION
OF**

EAST MOUNTAIN ESTATES SUBDIVISION NO. 2 LOT OWNERS ASSOCIATION, INC.

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that
duplicate originals of Articles of Incorporation for the incorporation of _____

EAST MOUNTAIN ESTATES SUBDIVISION NO. 2 LOT OWNERS ASSOCIATION, INC.

duly signed pursuant to the provisions of the Idaho Nonprofit Corporation Act, have been received
in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of
Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated May 10, 19 89.



Pete T. Cenarrusa
SECRETARY OF STATE

John Kinaman
Corporation Clerk

ARTICLES OF INCORPORATION

OF

EAST MOUNTAIN ESTATES SUBDIVISION NO. 2

LOT OWNERS ASSOCIATION, INC.

In compliance with the requirements of the State of Idaho, the undersigned, all of whom are residents of the State of Idaho and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is East Mountain Estates Subdivision No. 2 Lot Owners Association, Inc., hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at Boise, Idaho.

ARTICLE III

DONALD H. MINEGAR, whose address is 9531 Halstead Drive, Boise, 83704, Idaho, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

AMBROSE,
FITZGERALD
& CROOKSTON

Attorneys and
Counselors

P.O. Box 427
Meridian, Idaho
83442
Telephone 888-4481

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 maintenance and preservation of Common Area within that certain tract of property described as:

East Mountain Estates Subdivision No. 2,

Valley County, Idaho

and to promote the health, safety and welfare of the residents within the above-described property and to care for, maintain, repair and insure the dam and lake in the subdivision and for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association, applicable to the above described property and the dam and the lake;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Bylaws of the Association; 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;

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(c) acquire (by gift, purchase or otherwise), own, hold, transfer, 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, except as provided for in (e) below;

(d) borrow money, and with the assent of two-thirds (2/3) of the voting 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, non-profit corporation, or utility for such purposes and subject to such conditions as may be agreed to by the members;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area;

(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.

ARTICLE V

MEMBERSHIP

The Association shall have two classes of membership:

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Voting Members. Voting members shall be all dues paying members. 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. In the case of a non-owner occupied lot, the owner shall have first priority on membership.

Non-Voting Members. Any owner or occupant of a fee or undivided fee interest in any lot but who is not current on the dues of the Association is a non-voting member.

ARTICLE VI

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of at least five (5) Directors, who shall be voting members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

	<u>NAME</u>	<u>ADDRESS</u>
1.	Donald H. Minegar	9531 Halstead Drive, Boise, Idaho
2.	Alice E. Taylor	8835 Pembroke Drive, Boise, Idaho
3.	Wallace E. Croghan	588 S. Colfax Avenue, Boise, Idaho
4.	Glenn W. Brewer	4058 Hawthorne Way, Boise, Idaho
5.	Clarence L. Knapp	402 E. Pine Avenue, Parma, Idaho

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& CROOKSTON

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At the first annual meeting the members shall elect one (1) director for a term of one year, two (2) directors for a term of two years, and two (2) directors for a term of three years, and at each annual meeting thereafter the members shall elect the appropriate number of directors for a term of three years.

ARTICLE VII

DISSOLUTION

The Association may be dissolved with the written consent of all the voting members or by the consent of two-thirds (2/3) of the voting members at a meeting duly called for that purpose. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

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FITZGERALD
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ARTICLE VIII

DURATION

The corporation shall exist perpetually.

ARTICLE IX

AMENDMENTS

Amendment of these Articles shall require the assent of two-thirds (2/3) of the voting membership.

IN WITNESS WHEREOF, for this purpose of forming this corporation under the laws of the State of Idaho, we, the undersigned, constituting the incorporators of this Corporation, have executed these Articles of Incorporation this 8th day of May, 1989.

NAME

ADDRESS

Donald H. Minegar
DONALD H. MINEGAR

9531 Halstead Dr. Boise Id.
9531 HALSTEAD DRIVE, BOISE, IDAHO

Alice E. Taylor
ALICE E. TAYLOR

8835 Pembroke Dr. Boise, Idaho
8835 PEMBROKE DRIVE, BOISE, IDAHO

Wallace E. Croghan
WALLACE E. CROGHAN

2221 Hervey St Boise Id.
~~500 S. COLBY AVENUE, BOISE, IDAHO~~

Glenn W. Brewer
GLENN W. BREWER

2221 Hervey Boise Idaho
4058 Hawthorne Way Boise, Idaho
4058 HAWTHORNE WAY, BOISE, IDAHO

Clarence L. Knapp
CLARENCE L. KNAPP

402 E. Pine Avenue Parma, ID.
402 E. PINE AVENUE, PARMA, IDAHO

AMBROSE,
FITZGERALD
& CROOKSTON

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Counselors

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STATE OF IDAHO,)

: ss.

County of Ada,)

On this 8th day of May, 1989, before me,
the undersigned, a Notary Public in and for said State,
personally appeared Donna H. Menegon, Alice E. Taylor,
Wallace E. Crofton, Glenn E. Brewer, and Clarence D. Krupp, known to

me to be the persons whose names are subscribed to the foregoing
instrument, and who acknowledged to me that they executed the
same.

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

SEAL

Marlene L. H. Gery
NOTARY PUBLIC FOR IDAHO
RESIDING AT MERIDIAN, IDAHO

AMBROSE,
FITZGERALD
& CROOKSTON

Attorneys and
Counselors

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