



CERTIFICATE OF INCORPORATION  
OF

**LAURELWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.**

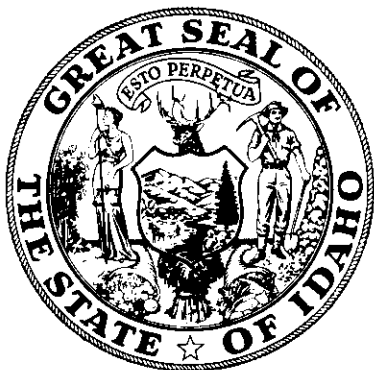
I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of \_\_\_\_\_

**LAURELWOOD ESTATES HOMEOWNERS 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 September 15, 19 83.



*Pete T. Cenarrusa*  
SECRETARY OF STATE

\_\_\_\_\_  
Corporation Clerk

ARTICLES OF INCORPORATION

of

LAURELWOOD ESTATES HOMEOWNERS ASSOCIATION, INC. STATE

SEP 15 8 46 AM '83  
SECRETARY OF STATE

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KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, all citizens of the United States of legal age, have this day voluntartily associated ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Idaho, and further certify as follows:

1. Name.

The name of the corporation is: LAURELWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.

2. Statement.

This corporation is non-profit and shall make no distributions of income to its members, directors or officers; however, excess dues or assessments may be returned to members.

3. Objects and Powers.

The objects and powers of the corporation are:

(a) To incorporate the Laurelwood Estates Home Owners Association pursuant to the Idaho Non-Profit Corporation Act, Idaho Code §30-301 et seq.

(b) To act as a management body to preserve the architecture and appearance, own and maintain common areas, streets, and sidewalks and maintain and repair exterior property owned by its members and to provide necessary services to manage any assets of this Corporation pursuant to the Condominium Property Act, Idho Code §55-1501 et. seq.

(c) To engage in any other activity, which may be from time to time authorized by the board of directors, and which may be lawfully engaged in by this Corporation.

(d) To have and exercise all the rights and powers now or hereafter conferred upon non-profit corporations homeowners associations by the laws of the State of Idaho.

(e) To do all and everything incident to the accomplishment of any lawful purposes of this corporation, either alone or in association with any other corporation, partnership, or individual.

#### 4. Perpetual Existence.

The existence of this corporation is to be perpetual after its incorporation unless sooner dissolved or disincorporated pursuant to law.

#### 5. Registered Agent and Office.

The initial registered agent is S. M. Meikle and the initial registered office of this corporation in this State shall be 1308 Laurelwood Drive, Idaho Falls, Idaho.

#### 6. Authorized Capital.

The total authorized capital of this corporation shall be \$120,000.00, divided into 12 shares of a par value of \$10,000.00 per share. All stock shall be common stock. Each share of stock shall be entitled to one vote and issued to each unit or member.

#### 7. Members.

This corporation has members who are determined by one member per unit and are listed as follows:

<u>Name</u>	<u>Address</u>	<u>Position</u>
Jim Ellsworth	1305 Laurelwood, Idaho Falls, ID	President-Director
S. A. Montague	1300 Laurelwood, Idaho Falls, ID	Vice Pres.-Director
S. M. Meikle	1308 Laurelwood, Idaho Falls, ID	Sec./Treas.-Director
Carroll Smith	1309 Laurelwood, Idaho Falls, ID	Director
Carlton Way	1303 Laurelwood, Idaho Falls, ID	Director
Roy E. Simonds	1302 Laurelwood, Idaho Falls, ID	Director
Lavina Zollinger	1304 Laurelwood, Idaho Falls, ID	Director
James Martin	1306 Laurelwood, Idaho Falls, ID	Director
Elmo Keller	1311 Laurelwood, Idaho Falls, ID	Director
Larry Kent	1313 Laurelwood, Idaho Falls, ID	Director
Claude Smith	1307 Laurelwood, Idaho Falls, ID	Director
Beth Madsen	1301 Laurelwood, Idaho Falls, ID	Director
as Manager for Idaho First National Bank		

#### 8. Assessments.

These Articles of Incorporation authorize assessments to be levied upon all members alike. Assessment shall be made each year at the annual meeting of the directors and collected or billed monthly on the first of each month and shall be due 30 days thereafter. Assessments are enforceable by forfeiture of membership upon notice given in writing 20 days before commencement of such action or such forfeiture. An assessment shall be a debt of the owner thereof at time the assessment is made. The amount of any assessment together with those other charges thereon such as interest, costs

(including attorneys' fees) which may be provided for in the Declaration, shall be and become a lien upon the condominium unit assessed when the management body causes to be recorded within the county recorder of the county in which such condominium is located a notice of assessment which shall state the amount of such assessment and such other charges thereon as authorized in the Declaration, description of the condominium against which the same has been assessed and the name of the record owner. Such notice shall be signed by the president and secretary of the management body or as otherwise provided in the Declaration. Upon payment of said assessment and charges in connection with which such notice has been so recorded, or other satisfaction thereof, the management body shall cause to be recorded a further notice stating the satisfaction and release of lien thereon. Unless sooner satisfied and released or the enforcement thereof initiated as hereafter provided such lien shall expire and no further force or effect one (1) year from the date of recordation of said notice of assessment; provided, however, that one year period may be extended by the management body for not to exceed one (1) additional year by recording of written extension thereof. Said assessment shall be made consistent with Idaho Code §55-1518, these Articles of Incorporation, the Declaration, and the By-Laws of this corporation.

#### 9. Directors and Officers.

The management of this corporation shall be vested in a board of not less than one nor more than 12 directors as may be fixed by the by-laws. The directors shall be elected at the annual meeting of the members, and until such election, the directors and officers of the corporation shall be:

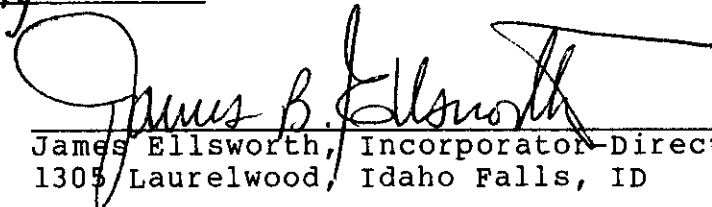
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#### 10. By-Laws.


By-Laws may be adopted in any manner provided by the laws of the

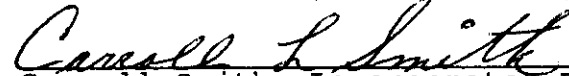
State of Idaho.

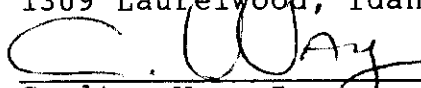
IN WITNESS WHEREOF, We have hereunto set our hands and seals  
this 27<sup>th</sup> day of July, 1983.

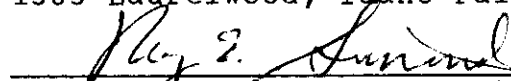
  
James Ellsworth, Incorporator-Director  
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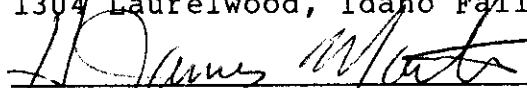
  
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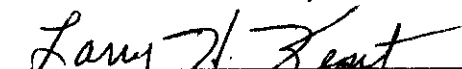
  
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STATE OF IDAHO                    )  
                                      ss  
County of Bonneville         )

On this 27th day of July, 1983, before me, the undersigned, a Notary Public in and for said State, as Directors of Laurelwood Estates Homeowners Association, Inc., appeared JAMES ELLSWORTH, S.A. MONTAGUE, S. M. MEIKLE, CARROLL SMITH, CARLTON WAY, ROY E. SIMONDS, LAVINA ZOLLINGER, JAMES MARTIN, ELMO KELLER, LARRY KENT, CLAUDE SMITH, and BETH MADSEN known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

Julie A. George  
Notary Public for Idaho  
Residing at: Idaho Falls  
My Comm. Exprs: March 1985