

CERTIFICATE OF INCORPORATION
OF

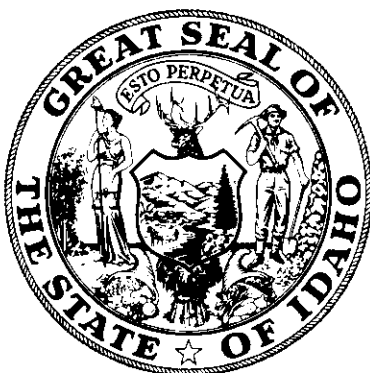
IDAHO REAL ESTATE RENTAL ASSOCIATION, INC.

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 IDAHO REAL ESTATE RENTAL 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 January 5, 19 84.



SECRETARY OF STATE

Corporation Clerk

JAN 5 9 32 AM '84

STATE

ARTICLES OF INCORPORATION
OF
IDAHO REAL ESTATE RENTAL
ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, all being citizens of the United States and being of legal age, have this day voluntarily associated ourselves for the purpose of forming a non-profit cooperative association pursuant to the provisions of Title 29, Chapter 10, of the Idaho Code Annotated, and for that purpose we do hereby certify as follows:

ARTICLE I

That the name of this corporation shall be:

"Idaho Real Estate Rental Association, Inc."

ARTICLE II

That the duration of the corporation's existence shall be unlimited and perpetual.

ARTICLE III

That the registered office of this corporation and the principal place for the transaction of its business is hereby designated as Boise, Ada County, State of Idaho.

ARTICLE IV

This corporation is formed for the purpose and shall have the power:

(1) To advance the general welfare and projects of persons, firms, associations and corporations who own, in entirety or in part, and/or who operate residential rental properties;

(2) To own, lease, exchange, or otherwise acquire and dispose of, personal and real property necessary, incidental,

auxiliary or convenient to the business of this corporation and its purposes and objects;

(3) To exercise and perform all rights, powers, privileges and duties granted to or imposed upon private corporations by the laws of the State of Idaho, except such as are inconsistent with the provisions of Title 29, Chapter 10, of Idaho Code Annotated, as now existing or hereafter amended, governing non-profit cooperative associations.

ARTICLE V

The number of directors of this corporation shall be not less than five, as may be fixed by the By-Laws; qualification of directors, their remuneration, terms of office, manner of election, time, place and manner of calling meetings, and their powers and duties and other matters not inconsistent with the law in the premises, may be prescribed by the By-Laws.

ARTICLE VI

This corporation is not organized for pecuniary profit and shall not issue capital stock; the corporation shall issue a membership certificate to each of its members, which certificate cannot be assigned so that the transferee can by such transfer become a member of the corporation, nor otherwise, except by resolution by the Board of Directors and under such regulations as the By-Laws may prescribe. No member of the corporation can acquire a greater interest therein than any other member and the rights and interests of all members shall be equal.

THE STREET ADDRESS OF ITS INITIAL REGISTERED OFFICE IS 1070 N. COLE, BOISE, ID 83704 AND THE NAME OF ITS INITIAL REGISTERED AGENT IS RANDALL E. DELKER, JR, PRESIDENT, 1984

IN WITNESS WHEREOF, We have hereunto set our hands

and seals this 4th day of January, 1984.

THE NAMES AND ADDRESSES OF DIRECTORS CONSTITUTING THE INITIAL BOARD OF DIRECTORS

<u>NAME</u>	<u>RESIDENCE</u>
<u>Norman G. Jones</u>	<u>6644 Lakeside Dr. Boise</u>
<u>Priscilla Nichols</u>	<u>1329 W. Michigan, Boise</u>
<u>Bertha K. O'Brien</u>	<u>2909 W. Maple Grove, Boise</u>
<u>Acel H. Chatburn</u>	<u>1729 Colorado Boise</u>
<u>Terry B. Woodward</u>	<u>1535 E. 1ST ST. MERIDIAN</u>

STATE OF IDAHO)

) SS.

COUNTY OF ADA)

On this 4TH day of January, 1984, before me, the under-
signed, a Notary Public in and for the State of Idaho, personally ap-
peared NORMAN G. JONES, ACEL H. CHATBURN,
PRISCILLA NICHOLS, TERRY WOODWARD,
BERTHA K. O'BRIEN,

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

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

Jack L. Kitchman
Notary Public for Idaho
Residence: Boise, Idaho