

FILED EFFECTIVE

ARTICLES OF INCORPORATION
OF
THE WOOD SPRINGS DEVELOPMENT
HOMEOWNERS' ASSOCIATION, INC.

FEB 18 PM 2:17

SECRETARY OF STATE
STATE OF IDAHO

ARTICLE ONE
NAME

The name of the corporation is **THE WOOD SPRINGS DEVELOPMENT HOMEOWNERS' ASSOCIATION, INC.**, hereinafter called the "Association".

ARTICLE TWO
REGISTERED OFFICE

The initial registered office of the Association is located at 2805 Blaine Street, Ste. 200, Caldwell, ID 83605.

ARTICLE THREE
REGISTERED AGENT

DOUGLAS G. BATT is hereby appointed the initial registered agent of this Association.

ARTICLE FOUR
INCORPORATORS

The name and address of each incorporator is:

Jack Teraberry
408 Cottonwood Street, Caldwell, ID 83605

Douglas G. Batt
2606 S. Willowbrook Place, Caldwell, ID 83605

ARTICLES OF INCORPORATION

IDAHO SECRETARY OF STATE
02/19/2004 05:00
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ARTICLE FIVE
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 maintenance, preservation and architectural control of the residential lots, common area, roads and easements within a certain tract of property located in Canyon County, Idaho, and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may thereafter 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 Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the records of Canyon County, Idaho, 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) operate, maintain and administer a common system for the distribution of irrigation water and to assess, appropriate and expend capital for repairs and improvements related thereto;
- (d) maintain and administer a network of roads and easements and to assess, appropriate and expend capital for repairs and improvements related thereto;
- (e) acquire (by gift, purchase or otherwise), own, hold, 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;
- (f) borrow money, and as provided in the Declaration, mortgage, pledge, secure or hypothecate any or all of its real or personal property as secured for money borrowed or debts incurred;
- (g) 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 as set forth in the Declaration;
- (h) participate in mergers and consolidations with other nonprofit corporations organized

for the same purposes or annex additional residential property and common area, as provided in the Declaration;

(i) 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 SIX

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, 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. Every leasee of a living unit constructed on any Lot who holds a written lease having an initial term of at least twelve (12) months shall be a member of the Association.

ARTICLE SEVEN

VOTING RIGHTS

When more than one person holds interest or interests in any Lot the vote for such Lot shall be exercised as they among themselves determine.

ARTICLE EIGHT

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors. The initial Board of Directors shall consist of four (4) directors, provided however, that the number of directors may be changed in accordance with 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:

Jack Teraberry
408 Cottonwood Street, Caldwell, ID 83605

Douglas G. Batt
2606 S. Willowbrook Place, Caldwell, ID 83605

Terry L. Rinearson
2614 S. Willowbrook Place, Caldwell, ID 83605

Richard H. Pickett
18894 Tucker Road, Caldwell, ID 83607

ARTICLE NINE DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by no less than two-thirds (2/3) of each class of membership. 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 this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE TEN DURATION

The corporation shall exist perpetually.

ARTICLE ELEVEN AMENDMENTS

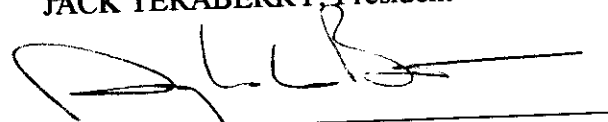
Amendment of these Articles shall require the assent of seventy five percent (75%) of the entire membership of each class.

ARTICLE TWELVE SEVERABILITY

Invalidation of any one of these articles or sections of articles by judgment or Court order shall in no way affect any other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands this 18th day of February, 2004.

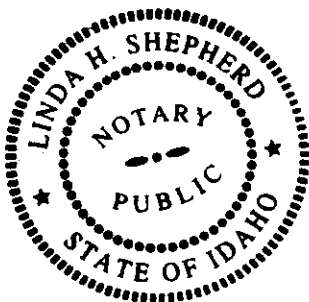

JACK TERABERRY, President

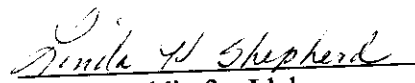

DOUGLAS G. BATT, Secretary

STATE OF IDAHO)
 : ss.
County of Canyon)

On this 18th day of February, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared JACK TERABERRY and DOUGLAS G. BATT, known to me to be the persons who executed the foregoing ARTICLES OF INCORPORATION and acknowledged to me that they 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.




Notary Public for Idaho
Residing at: Manpa, Idaho
My Commission Expires: 7-11-08