



CERTIFICATE OF INCORPORATION  
OF

CONAN SHOTGUN SUMMER HOMESITE PROPERTY 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 CONAN

SHOTGUN SUMMER HOMESITE PROPERTY 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 June 8, 19 83.



SECRETARY OF STATE

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Corporation Clerk

ARTICLES OF INCORPORATION

OF

COWAN SHOTGUN SUMMER HOMESITE  
PROPERTY OWNERS' ASSOCIATION, INC.

JUN 8 3 04 PM '83  
SECRETARY OF STATE

The undersigned, acting as incorporators under the  
Idaho Nonprofit Corporation Act, hereby adopt the following  
Articles of Incorporation:

ARTICLE ONE

NAME

The name of the corporation is Cowan Shotgun Summer  
Homesite Property Owners' Association, Inc.

ARTICLE TWO

NONPROFIT CORPORATION

The corporation is a nonprofit corporation.

ARTICLE THREE

DURATION

The corporation shall continue until its dissolution by the  
members of the association in accordance with the Bylaws.

ARTICLE FOUR

PURPOSES AND POWERS

The purposes of the corporation and its powers are the  
following:

1. To provide for the acquisition, management, maintenance  
and care of the common area of the Cowan Shotgun Summer Homesite; and,  
to do all things necessary, proper, conducive or incidental thereto.
2. To promote compliance by all residents of the property with the  
covenants, conditions and restrictions already recorded for the  
property, as well as compliance with all local state and federal laws  
and regulations as they may apply.
3. The transaction of any or all lawful business for which  
corporations may be incorporated under the Idaho Nonprofit Corporation  
Act.

## ARTICLE FIVE

### CERTAIN DEFINITIONS

As used in these Articles of Incorporation, the following terms shall have the definitions as hereinafter provided:

1. Cowan Shotgun Summer Homesite. "Cowan Shotgun Summer Homesite" shall mean that certain real property located in the County of Fremont, State of Idaho, commonly known as the Cowan Shotgun Summer Homesite, and more particularly described as : The Northwest Quarter of the Northeast Quarter of Section 24 and that portion of Lot 1 of Section 24, lying and being North and West of the Island Park Reservoir, in Township 13 North, Range 42, East of the Boise, Meridian.
2. The Property. "The property" shall mean that certain real property referred to herein as the Cowan Shotgun Summer Homesite.
3. Common Area. "Common area" shall mean the entire property excepting all portions thereof owned in fee by persons or entities other than the corporation, and shall include all property owned or hereafter acquired by the corporation for the common use and enjoyment of the members.
4. Corporation. "The Corporation" shall mean the Cowan Shotgun Summer Homesite Property Owners' Association, Inc., an Idaho nonprofit corporation, its successors and assigns, organized as provided herein.

## ARTICLE SIX

### MEMBERSHIP

The corporation shall have members. Every owner or co-owner of a residence or residential lot within the property shall be entitled to be a member of the corporation. No person or entity other than an owner or co-owner of a residence or residential lot in the property may be a member of the corporation. There shall be one class of membership

in the corporation, in which there shall be one membership available for each separately owned residence, residential lot or group of lots in the Cowan Shotgun Summer Homesite. Each membership shall be held jointly by the owner or owners of each such residence, residential lot, or group of lots. If title to a residence or residential lot is held by more than one owner, the membership and voting rights related to that residence or residential lot shall be shared by all such persons in the same proportions and in the same type tenancy as the title to the residence or residential lot is held. Each membership shall entitle the owner or owners of the residence, residential lot or group of lots to which that membership is appurtenant to one vote, to be exercised as a unit in any manner which the owners thereof shall determine among themselves. Each vote shall be cast only as a unit, and fractional votes shall not be allowed. All votes shall be exercised and cast in accordance with the provisions of the By-laws of the corporation.

#### ARTICLE SEVEN

##### LOCATION

The location and address of the initial registered office of the corporation is Island Park, Idaho 83429, and the name of its initial registered agent at such address is C. V. Handly.

#### ARTICLE EIGHT

##### ASSESSMENTS

Assessments may be levied upon all property owners; the Board of Directors of the corporation shall fix the amount thereof and make them payable at such times, upon such notice, and by such methods as the Board of Directors may prescribe. Such assessments may be secured by a lien upon the real property appurtenant to which every owners' use rights of the common area are provided. Assessments shall be levied

in accordance with the Bylaws of the corporation.

## ARTICLE NINE

### BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors is seven (7), and the names and addresses of the persons who are to serve as directors until the first annual meeting of the members or until their successors are elected and shall qualify are:  
Dr. P. Blair Ellsworth, Mrs. Stella Uriona, Mr. Virgil Cooper,  
Mr. Galen Murdock, Mr. Frank Finlayson, Mr. F.G. Thompson, Mr. O.V. Handly.

Whenever a member of the Board of Directors shall for any reason cease to serve on the Board and a replacement has not been elected as provided in the Bylaws of the corporation, the remaining members of the Board may select a replacement to serve until the next election.

## ARTICLE TEN

### INCORPORATORS

The name and address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Dr. P. Blair Ellsworth	Island Park, Idaho
Mrs. Stella Uriona	Island Park, Idaho
Mr. Virgil Cooper	Island Park, Idaho
Mr. Galen Murdock	Island Park, Idaho
Mr. Frank Finlayson	Island Park, Idaho
Mr. F.G. Thompson	Island Park, Idaho
Mr. O.V. Handly	Island Park, Idaho

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the day and year written.

SIGNATURE

DATE

L. V. Handley

3-8-83

831-22-388-11

" " "

A. G. Munk

" " "

Stella Wilson

3-31-83

J. V. Thompson

4/20/83

Virgil Cooper

4/20/83

J. E. Thompson

4-20-83

STATE OF ARIZONA )  
County of MARICOPA ) ss.

ON THIS 8 day of March, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared the above signed persons, known to me to be the person whose name is subscribed to the within and foregoing 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 first above written.

OFFICIAL SEAL  
(Seal) **TONY VEHON**  
Notary Public - State of AZ  
MARICOPA COUNTY  
My Comm. Expires Jun. 29, 1985

Tony Vehon  
Notary Public for  
Residing at: 205 W. June Circle Mesa AZ  
My Commission Expires: 6-29-85

STATE OF IDAHO

County of Bingham

On this 31 day of March, 1983, before me, the undersigned, a Notary Public in and for said State, Personally appeared Stella Uriona known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that she 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.

LIFE

John S. Chatter  
Notary Public for State of Idaho  
Residing at: Blackfoot

STATE OF IDAHO

County of Bingham

On this 20<sup>th</sup> day of April, 1983 before me the undersigned, a Notary Public in and for said State, personally appeared F. G. (Brick) Thompson known to me to be the

Frank Finlayson

Virgil Cooper

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 affixed my official seal the day and year in this certificate above written.

LIFE

Stella Uriona  
Notary Public for State of Idaho  
Residing at: R.6 Box 191 Blackfoot, Idaho.