

**ARTICLES OF INCORPORATION OF THE  
BOISE REGIONAL REALTORS' EDUCATION FOUNDATION, INC. -FILED-**

*For Office Use Only*

File #: 0004373677

Date Filed: 8/2/2021 12:58:00 PM

**KNOW ALL PERSONS BY THESE PRESENTS**, that we, the undersigned, each being a natural person of lawful age, do adopt the following Articles of Incorporation for the purpose of forming a non-profit corporation pursuant to the Idaho Nonprofit Corporation Act.

**ARTICLE I**

The name of the corporation is: **BOISE REGIONAL REALTORS' EDUCATION FOUNDATION, INC.**

**ARTICLE II**

The duration of the corporation shall be perpetual.

**ARTICLE III**

The location of the registered office of this corporation shall be Boise, Ada County, State of Idaho, and the address of the registered office of this corporation shall be 9550 W Bethel Ct, Boise, Idaho 83709. The name of the registered agent at that location is Boise Regional REALTORS', Inc.

**ARTICLE IV**

The names and addresses of the individuals who are to serve as the initial directors are:

Jeffrey Wills  
c/o Amherst Madison Real Estate  
592 N Benjamin Lane  
Boise, ID 83704

Rebecca Enrico-Crum  
c/o Andy Enrico & Company  
2185 Ridgeview Way  
Boise, ID 83712

B0628-1340 08/02/2021 12:58 PM Received by ID Secretary of State Lawrence Denney

Deborah Myers  
c/o Amherst Madison Real Estate  
592 N Benjamin Lane  
Boise, ID 83704

Michelle Bailey  
c/o Keller Williams Realty Boise  
1065 S Allante  
Boise, ID 83709

Ed Sperry  
c/o Majestic Idaho Real Estate  
2114 W Jefferson St  
Boise, Idaho 83702

Krista Deacon  
c/o Silvercreek Realty Group  
1009 S Wells St, Suite 200  
Meridian, ID 83642

Michele de Reus  
c/o Accel Realty Partners  
410 E State St, Suite 100  
Eagle, ID 83616

Cyndi Elliot  
c/o Group One Sotheby's Intl Realty  
1675 E Riverside Dr Suite 100  
Eagle, ID 83616

John Evans  
c/o Evans Realty, LLC  
1302 S Washington Ave  
Emmett, ID 83617

Elizabeth Hume  
c/o Silvercreek Realty Group  
1009 S Wells St, Suite 200  
Meridian, ID 83642

Paul (PJ) Johnson  
c/o ReDefined Real Estate  
1943 E Overland Rd, Suite 100  
Meridian, ID 83642

Rena Kerfoot  
c/o Mountain Home Pro Real Estate  
250 N 2nd E  
Mountain Home, ID 83647

Susan Weaver  
c/o Silvercreek Realty Group  
1009 S Wells St, Suite 200  
Meridian, ID 83642

Breanna Vanstrom  
c/o Boise Regional REALTORS®, Inc.  
9550 W Bethel Ct  
Boise, Idaho 83709

**ARTICLE V**

The name and address of each incorporate is as follows:

Jeffrey Wills  
c/o Amherst Madison Real Estate  
592 N Benjamin Lane  
Boise, ID 83704

Michele de Reus  
c/o Accel Realty Partners  
410 E State St, Suite 100  
Eagle, ID 83616

Rebecca Enrico-Crum  
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9550 W Bethel Ct  
Boise, Idaho 83709

#### ARTICLE VI

The corporation will not have members.

#### ARTICLE VII

The purposes for which the corporation is organized are as follows:

1. The purpose for which the Corporation is to be formed is exclusively to provide high-quality education to real estate professionals while also empowering those who seek to buy, sell, and own real property in our community, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 as amended from time to time, or to corresponding provisions of subsequent internal revenue laws of the United States, and to that end is not formed for pecuniary or financial gain, and no part of the assets, income, or profit of the Corporation is distributable to, or inures to the benefit of its Directors or Officers (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes) and no Director or Officer of the Corporation, or any private individual shall be entitled to share in the distribution of any of the Education Foundation's assets on dissolution of the Education Foundation. No substantial part of the activities of the Education Foundation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Education Foundation shall not participate in or intervene in (including the publication or distribution of statement or statements) any political campaign on behalf of any candidate for public office.

2. No part of the net earnings of the Corporation shall inure to the benefit of any trustee, officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes), and no trustee, officer of the Corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Corporation shall not

participate in our intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

3. The Corporation shall distribute for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1986 as amended from time to time, or to corresponding provisions of any subsequent federal tax laws.

4. The Corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1986 as amended from time to time, or to corresponding provisions of any federal tax laws.

5. The Corporation shall not make any investments or expenditures in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1986 as amended from time to time, or to corresponding provisions of any federal tax laws.

6. The Corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1986 as amended from time to time, or to corresponding provisions of any federal tax laws.

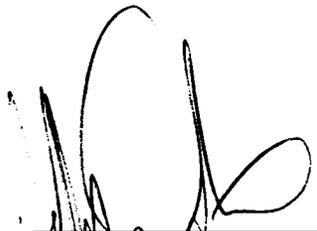
7. Notwithstanding any other provision of the Articles, the Corporation shall not carry on any activities not permitted by an organization exempt under Section 501(c)(3) of the Internal Revenue Code and its Regulations as they now exist or as they may be amended, or by an organization, contributions to which are deductible under Section 170(c)(2) of such Code of Regulations as they now exist or as they may be amended.

8. Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by the Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

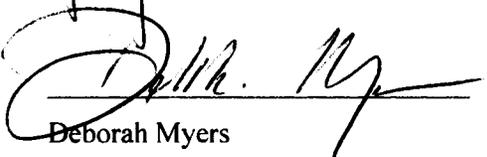
We, the incorporators and organizers, for the purpose of forming a non-profit corporation, and in

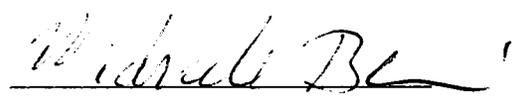
pursuance of the laws of the State of Idaho, do make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true, and have hereunto set our names, hands, and seals this 17 day of June, 2021.

SIGNATURES

  
\_\_\_\_\_  
Jeffrey Wills

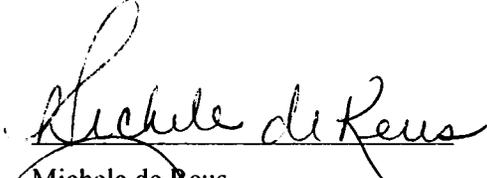
  
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Rebecca Enrico-Crum

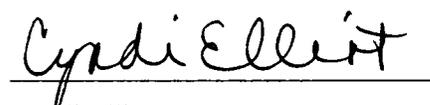
  
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Deborah Myers

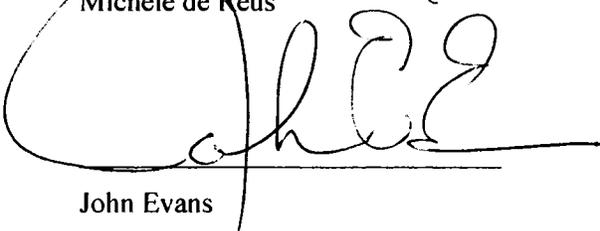
  
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Michelle Bailey

  
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Ed Sperry

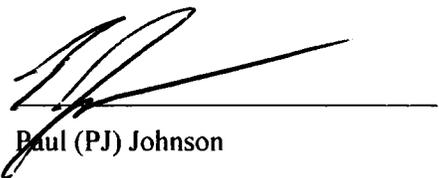
  
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Krista Deacon

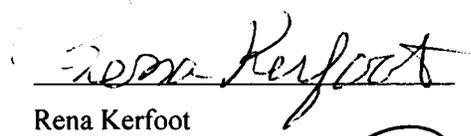
  
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Michele de Reus

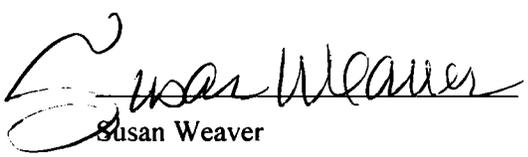
  
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Cyndi Elliot

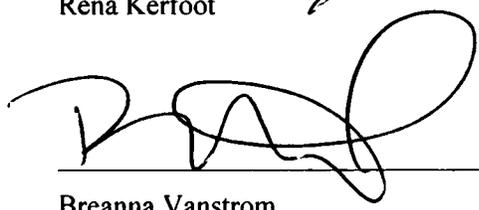
  
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