

ARTICLES OF INCORPORATION OF
RANCH 54 HOMEOWNER ASSOCIATION, INC.
(A NON-PROFIT CORPORATION)

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-FILED-
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THE UNDERSIGNED, acting as incorporator of a non-profit corporation under the Idaho Non-Profit Corporation Act, Idaho Code §30-30-101, et seq., adopts the following Articles of Incorporation.

ARTICLE I.

The name of the Corporation is Ranch 54 Homeowner Association, Inc. The Corporation is a non-profit corporation.

ARTICLE II.

The period of the Corporation's duration is perpetual.

ARTICLE III.

The purposes for which the Corporation is organized are to transact any and all lawful business for which corporations may be incorporated under the Idaho Non-Profit Corporation Act. The Corporation is a homeowners' association with certain duties and rights with respect to certain real property located in Kootenai County, Idaho. Said property is intended to be developed under a uniform system of residential development subject to a "Declaration of Covenants, Conditions and Restrictions" to be recorded with the records of Kootenai County as to the real property described on Exhibit A hereto and depicted on the Plat included therewith. Said Declaration, and any subsequent amendments thereto, is referred to herein as "the Declaration." The Corporation is the "Association" defined in Article 1.1.1 of the Declaration. The purposes for which the Corporation is incorporated shall include, subject to the terms of such Declaration and any amendments thereto,

the management, oversight, and enforcement of the Declaration and such rules and regulations as may arise thereunder, together with the assessment of all assessments, dues, and expenses as described or provided therein. The affairs of the Corporation shall be managed by its Board of Directors.

ARTICLE IV.

The name and street address of the initial registered agent of the Corporation is as follows:

John F. Magnuson
1250 Northwood Center Court, Suite A
Coeur d'Alene, ID 83814

ARTICLE V.

The number of directors constituting the initial Board of Directors of the Corporation is three (3), 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: John F. Magnuson, 1250 Northwood Center Court, Suite A, Coeur d'Alene, Idaho 83814; H. James Magnuson, 1250 Northwood Center Court, Suite A, Coeur d'Alene, Idaho 83814; and Dennis O'Brien, 1250 Northwood Center Court, Suite A, Coeur d'Alene, Idaho 83814.

ARTICLE VI.

The name and address of the incorporator is as follows: John F. Magnuson, P.O. Box 2350, 1250 Northwood Center Court, Suite A, Coeur d'Alene, ID 83814.

ARTICLE VII.

In the event the Corporation is dissolved in conformity with both Idaho law (the Idaho Non-Profit Corporation Act, I.C. §30-30-101, et seq., as it now exists or is hereafter amended) and the provisions of the Declaration as may pertain to the real properties described therein, then any assets of the Corporation which remain after paying all corporate obligations and liabilities shall be

liquidated and distributed to the Corporation's members (to be determined as of such date as the Corporation's Board fixes in its discretion) pro ratably.

ARTICLE VIII.

Membership in the Association shall be as defined in the "Declaration of Covenants, Conditions and Restrictions" described in Article III hereof. Proof of ownership of a lot described in, and specifically made subject to, the referenced Declaration shall constitute sufficient proof of membership in the Corporation. The Declaration defines the twenty-seven (27) Members of the Association.

ARTICLE IX.

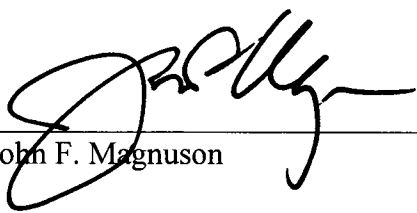
Authorization of assessments to be levied upon all members of the Corporation are herein granted. The Board of Directors are herein authorized to fix the amount and collection of assessments by such methods as are provided in, and consistent with, the subject Declaration. Assessments are enforceable by legal action as provided in the subject Declaration.

ARTICLE X.

The voting members, as defined in the subject Declaration, shall not enjoy the right of cumulative voting in any election for directors of the Corporation.

DATED this 19th day of May, 2023.

INCORPORATOR

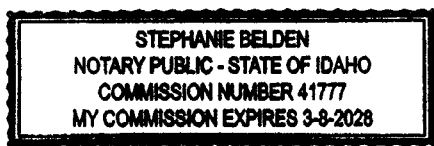


John F. Magnuson

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 19th day of May, 2023, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared, JOHN F. MAGNUSON, known or identified to me to be the Incorporator for Ranch 54 Homeowner Association, Inc., the person whose name is subscribed to the within instrument and who acknowledged that he had authority to execute the same.

WITNESS my hand and official seal.



Stephanie Belden
Notary Public in and for the State of Idaho
Residing at: Coeur d'Alene
My commission expires: 3/8/2028

RANCH 54-.ARTICLES INCORPORATION.wpd

COMMONWEALTH LAND TITLE INSURANCE COMPANY
SCHEDULE C

The Land is described as follows:

Parcel 1:

That portion of the Southeast Quarter of Section 10, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, lying northwesterly of the Howard Road right-of-way.

EXCEPTING THEREFROM that portion described in the Final Decree and Condemnation for the United States of America recorded in Book 20 of Misc at Page 436, records of Kootenai County, Idaho.

Parcel 2:

Lots 1 through 6, Block 1 and Lots 1 through 6, Block 2, Athol Ranch, according to the plat thereof recorded in Book G of Plats at Page 448, records of Kootenai County, Idaho.

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RANCH 54

A REPLAT OF ATHOL RANCH AND A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 33 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT H. JAMES MAGNUSON, DIRECTOR OF MAGNUSON
PROPERTIES CORPORATION IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS
PLAT, AND THAT THE PLAT IS A REPLAT OF THE REAL PROPERTY DESCRIBED IN
BLOCKS 11 THROUGH 13, AND LOTS 1 THROUGH 6, BLOCK 2, ATHOL RANCH, ACCORDING
TO THE PLAT THEREOF RECORDED IN BOOK 9 OF PLATS AT PAGE 448, RECORDS OF KOOTENAI
COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH,
RANGE 3 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 3
WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, LING NORTHWESTLY CORNER OF THE HOMOED
ROAD RIGHT-OF-WAY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE FINAL DEGREE AND CONDEMNATION
FOR THE UNITED STATES OF AMERICA RECORDED IN BOOK 20 OF MISC. AT PAGE 43A, RECORDS
OF KOOTENAI COUNTY, IDAHO.

TOGETHER WITH:

LOTS 11 THROUGH 6, BLOCK 1, AND LOTS 1 THROUGH 6, BLOCK 2, ATHOL RANCH, ACCORDING
TO THE PLAT THEREOF RECORDED IN BOOK 9 OF PLATS AT PAGE 448, RECORDS OF KOOTENAI
COUNTY, IDAHO.

CONTAINING 6,261,110 SQUARE FEET, OR 142,702 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE
DESCRIBED PARCEL.

RIGHT-OF-WAY AND PERMANENT SLOPE EASEMENT FOR LAKES HIGHWAY DISTRICT PER
INSTRUMENT #288974000.

ELECTRIC TRANSMISSION EASEMENT FOR KOOTENAI ELECTRIC COOPERATIVE PER INSTRUMENT
#2887414000.

NEGATIVE EASEMENT PREVENTING JUNKYARDS AND OUTDOOR ADVERTISING SIGNS, DISPLAYS,
AND OTHER UNDESIRABLE USES OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY
54 IN BOOK 210 OF MISC. AT PAGE 371.

DEDICATING:

DEDICATING 60' INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENTS TO BE KNOWN AS EAST
PLAT.

DEDICATING 60' UTILITY AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE FACE OF THIS
PLAT.

DEDICATING RIGHT-OF-WAY OF VARYING WIDTH TO LAKES HIGHWAY DISTRICT FOR THE FUTURE
REALIGNMENT OF HOWARD ROAD, AS SHOWN ON THE FACE OF THIS PLAT.

GRANTING:

GRANTING OF PERPETUAL AND EXCLUSIVE EASEMENTS, DRAINAGE, AND UTILITY EASEMENTS ON
HOWARD ROAD AND STATE HIGHWAY 54 IN THE NAME OF LAKES HIGHWAY DISTRICT AS SHOWN
ON THE FACE OF THIS PLAT.

GRANTING A SHARED INGRESS, EGRESS, UTILITY, STORM WATER, DRAINAGE, MAINTENANCE AND
SHOW STORAGE EASEMENT SHALL BE GRANTED ACROSS LOT 1, BLOCK 1, FOR THE EXCLUSIVE
BENEFIT OF LOTS 1, 2, AND 3, BLOCK 1, AS SHOWN ON THE FACE OF THIS PLAT.

BE IT FURTHER KNOWN THAT:

A 75' BUILDING SETBACK FROM HOWARD ROAD AND STATE HIGHWAY 54 RIGHTS-OF-WAY FOR
ROAD SAFETY AND CAPACITY.

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS APPROVED BY PANHANDLE HEALTH
DISTRICT.

THE LOTS WITHIN THIS PLAT ARE NOT PERMITTED TO BE BUILT ON THE PORTION OF THE LOT
SOUTH OF PARABOOT TRAIL.

THE LOTS WITHIN THIS PLAT ARE LOCATED IN CLOSE PROXIMITY TO HACKNEY AIRFIELD. SOME
KNOWN MAZARS AROUND THE AIRPORT INCLUDE NOISE AS THE PROPERTY IS LOCATED IN THE
TRAFFIC PATTERNS AREA AND LEAD GAS POLLUTION FROM THE AIRCRAFT.

ALL BUILDING PERMITS ASSOCIATED WITH LOTS ENCUMBERED BY THE RUNWAY PROTECTION AND
DEVELOPMENT WITHIN THE RUNWAY PROTECTION ZONE IS PROHIBITED, EXCLUDING A ROAD AND
DRIVEWAYS.

STORAGE OF PERSONAL PROPERTY, INCLUDING VEHICLES AND TEMPORARY STRUCTURES IS
PROHIBITED WITHIN THE RUNWAY PROTECTION ZONE.

H. JAMES MAGNUSON, DIRECTOR
MAGNUSON PROPERTIES CORPORATION

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THE _____ DAY OF _____, 2022,
THIS RECORD WAS ACKNOWLEDGED BEFORE ME, NANCY E. NICK,
BY: H. JAMES MAGNUSON, DIRECTOR
MAGNUSON PROPERTIES CORPORATION

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

NOTARY PUBLIC-STATE OF IDAHO
MY COMMISSION EXPIRES 10-31-2027

PANHANDLE HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN
SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION
50-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE _____

DATE: _____

LAKES HIGHWAY DISTRICT

I, THE UNDERSEEN DIRECTOR OF HIGHWAYS, CLAUDE L. HANSEN, DO HEREBY CERTIFY
THAT AT A REGULAR MEETING THE BOARD OF COMMISSIONERS HELD ON THE DAY OF _____
2022, THE FOLLOWING PLAT DEDICATIONS WERE ACCEPTED AND APPROVED BY THE BOARD OF
LAKES HIGHWAY DISTRICT COMMISSIONERS.

ERIC W. SHANLEY, P.E., DIRECTOR OF HIGHWAYS

KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAKES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS
CERTIFICATE HAVE BEEN PAID THROUGH _____
THIS _____ DAY OF _____, 2022.

KOOTENAI COUNTY TREASURER

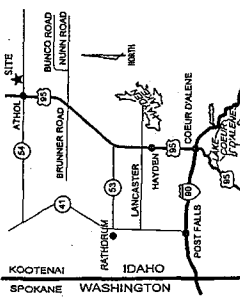
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°37'07" E	243.50
L2	N 89°37'07" W	121.10
L3	S 89°37'07" W	171.07
L4	S 89°37'07" W	171.07

CURVE TABLE

CURVE	ARC	RADIUS	CENTRAL	CHORD
	DISTANCE		BEARING	DISTANCE
C1	101.81	200.00	N 89°37'07" E	132.88
C2	133.50	400.00	N 89°37'07" E	637.40
C3	637.95	4430.00	N 89°37'07" E	48.97
C4	637.95	4430.00	N 89°37'07" E	48.97
C5	227.08	1500.00	N 89°37'07" E	358.40
C6	358.28	1500.00	N 89°37'07" E	358.40
C7	646.91	4370.00	S 89°37'07" W	292.14
C8	646.91	4370.00	S 89°37'07" W	292.14
C9	654.54	650.00	S 89°37'07" W	163.42
C10	183.08	650.00	S 89°37'07" W	163.42
C11	183.08	650.00	N 89°37'07" E	163.42

BOOK _____ PAGE _____
INSTRUMENT # _____



VICINITY MAP
NOT TO SCALE

KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE
OF IDAHO, AND THAT I HAVE EXAMINED THE PLAT AND DETERMINED THAT THE PLAT COMPLETIONS AND HAVE
COUNTY, IDAHO AT THE REQUEST OF MAGNUSON PROPERTIES CORPORATION.

THIS RECORD IN _____ DAY OF _____, 2022, AT _____ M. AND DULY

BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

KOOTENAI COUNTY RECORDER: JIM BRANNON

KOOTENAI COUNTY COMMISSIONERS APPROVAL

THIS PLAT WAS APPROVED BY THE KOOTENAI COUNTY BOARD OF COMMISSIONERS ON

THIS _____ DAY OF _____, 2022.

CHAIRMAN

KOOTENAI COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HIDDEN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE
DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET
DATED THIS _____ DAY OF _____, 2022.



SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE
OF IDAHO, AND THAT I HAVE EXAMINED THE HIDDEN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE
DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET
DATED THIS _____ DAY OF _____, 2022.



7800 N. MINERAL DR., STE. 200 - COEUR D'ALENE, ID 83815
PHONE: (208) 765-1111 FAX: (208) 777-8619
WWW.NSUSURVEY.COM

DATE: MAY, 2022

PROJECT NUMBER: 2021-109

SHEET 2 OF 2