



0004430040

**STATE OF IDAHO***Office of the secretary of state, Lawerence Denney***ARTICLES OF INCORPORATION (NONPROFIT)**

Idaho Secretary of State  
 PO Box 83720  
 Boise, ID 83720-0080  
 (208) 334-2301  
 Filing Fee: \$30.00

*For Office Use Only***-FILED-**

File #: 0004430040

Date Filed: 9/29/2021 12:07:46 PM

| Articles of Incorporation (Nonprofit)<br>Select one: Standard, Expedited or Same Day Service (see descriptions below)   |   | Expedited (+\$40; filing fee \$70)   |      |                      |                  |                 |   |   |
|---|---|--|------|----------------------|------------------|-----------------|---|---|
| Article 1: Corporation Name<br>Entity name  |   | Warm Springs Ranch Residences Owners' Association Inc.   |      |                      |                  |                 |   |   |
| Article 2: Effective Date<br>The corporation shall be effective   |   | when filed with the Secretary of State.  |      |                      |                  |                 |   |   |
| Article 3: Purpose<br>The purpose for which the corporation is organized is:  |   | General Nonprofit  |      |                      |                  |                 |   |   |
| Article 4: Voting Members:<br>The corporation   |   | has voting members.  |      |                      |                  |                 |   |   |
| Article 5: Asset Distribution on Dissolution<br>Upon dissolution the assets shall be distributed:   |   | the residual assets of the Corporation (after all creditors of the Corporation have been paid), shall be distributed to the members prorated in accordance with their respective membership interests. |      |                      |                  |                 |   |   |
| Article 6: IRS Designation<br>Is this nonprofit a 501(c)3?  |   | No   |      |                      |                  |                 |   |   |
| Article 7: The mailing address of the corporation shall be:<br>Mailing Address  |   | PO BOX 3310<br>KETCHUM, ID 83340-3301  |      |                      |                  |                 |   |   |
| Article 8: Registered Agent Name and Address<br>Registered Agent  |   | Registered Agent<br>Edward A Lawson<br>Physical Address:<br>675 SUN VALLEY ROAD<br>SUITE A<br>KETCHUM, ID 83340<br>Mailing Address:<br>PO BOX 3310<br>KETCHUM, ID 83340-3301                           |      |                      |                  |                 |   |   |
| <input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.  |   |  |      |                      |                  |                 |   |   |
| Article 9: Incorporator Name(s) and Address(es)   |   |  |      |                      |                  |                 |   |   |
| <table border="1"> <thead> <tr> <th>Name</th> <th colspan="2">Incorporator Address</th> </tr> </thead> <tbody> <tr> <td>Edward A Lawson</td> <td colspan="2">675 SUN VALLEY ROAD<br/>SUITE A<br/>KETCHUM, ID 83340</td> </tr> </tbody> </table>     |   |  | Name | Incorporator Address |                  | Edward A Lawson | 675 SUN VALLEY ROAD<br>SUITE A<br>KETCHUM, ID 83340 |   |
| Name  | Incorporator Address                                |  |      |                      |                  |                 |   |   |
| Edward A Lawson   | 675 SUN VALLEY ROAD<br>SUITE A<br>KETCHUM, ID 83340 |  |      |                      |                  |                 |   |   |
| Article 10: Director Name(s) and Address(es)  |   |  |      |                      |                  |                 |   |   |
| <table border="1"> <thead> <tr> <th>Name</th> <th>Title</th> <th>Director Address</th> </tr> </thead> <tbody> <tr> <td>Robert Brennan</td> <td>Director</td> <td>675 SUN VALLEY ROAD<br/>SUITE A<br/>KETCHUM, ID 83340</td> </tr> </tbody> </table> |   |  | Name | Title                | Director Address | Robert Brennan  | Director  | 675 SUN VALLEY ROAD<br>SUITE A<br>KETCHUM, ID 83340 |
| Name  | Title   | Director Address   |      |                      |                  |                 |   |   |
| Robert Brennan  | Director  | 675 SUN VALLEY ROAD<br>SUITE A<br>KETCHUM, ID 83340  |      |                      |                  |                 |   |   |

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|  |          |  |
|--|----------|--|
| Penny Brennan  | Director | EDWARD LAWSON<br>675 SUN VALLEY ROAD<br>SUITE A<br>KETCHUM, ID 83340 |
| Kelsey Schubert  | Director | EDWARD LAWSON<br>675 SUN VALLEY ROAD<br>SUITE A<br>KETCHUM, ID 83340 |
| The Articles of Incorporation must be signed by at least one incorporator. |          |  |
| <i>Edward A Lawson</i><br>Edward A Lawson                                  |          | 09/29/2021<br>Date   |