



## Department of State.

### CERTIFICATE OF INCORPORATION

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, and legal custodian of the corporation records of the State of Idaho, do hereby certify that the original of the articles of incorporation of

#### **ROUND VALLEY HOMESTEAD, INC.**

was filed in the office of the Secretary of State on the **11th** day  
of **October** A. D. One Thousand Nine Hundred **Seventy-seven** and  
**will be**  
/ is duly recorded on **Eilm. No. microfilm** of Record of Domestic Corporations, of the State  
of Idaho, and that the said articles contain the statement of facts required by Section 30-103 and  
Sections 30-1001 to 30-1005, inclusive, Idaho Code.

I FURTHER CERTIFY, That the persons executing the articles and their associates and  
successors are hereby constituted a corporation, by the name hereinbefore stated, for **perpetual**  
**existence** from the date hereof, with its registered office in this State located at  
**Boise, Idaho** in the County of **Ada**  
and as such are subject to the rights, privileges and limitations granted to Non-Profit Coopera-  
tive Associations as provided in Chapter 10, Title 30, Idaho Code.

IN TESTIMONY WHEREOF, I have hereunto  
set my hand and affixed the Great Seal of the  
State. Done at Boise City, the Capital of Idaho,  
this **11th** day of **October**  
A.D., 19 **77**.

Secretary of State.

RECEIVED  
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SECRETARY OF  
STATE

ARTICLES OF INCORPORATION  
OF  
ROUND VALLEY HOMESTEAD, INC.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned have this day voluntarily joined together and do hereby and by these Articles of Incorporation, unite and associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Idaho, Section 30-1004, Idaho Code, for the purpose hereinafter stated:

I.

The name of this corporation shall be ROUND VALLEY HOMESTEAD, INC.

II.

The term for which this corporation shall exist shall be perpetual.

III.

The location and post office address of the registered office of this corporation shall be P.O. Box 7386, Boise, Ada County, Idaho.

IV.

The objects and purposes for which this corporation is formed shall be and are:

(1) To construct, manage, control and maintain private roads within Round Valley Homestead Subdivision in Valley County, Idaho.

(2) To fix, charge and collect from its Members fees and maintenance charges based upon the number of lots owned by each person.

(3) To hold title, legal or equitable, to property for any purpose incidental to its powers, and to sell or encumber such property.

(4) To enter into such contracts and to incur such obligations as are consistent with its powers, objects and purposes.

(5) It is the intention of the incorporators hereof that the foregoing clauses shall be construed both as objects and powers, and the foregoing enumeration of specific objects and powers shall not be construed to limit or restrict in any manner the powers of this corporation, but said corporation shall have the power to do all and everything necessary, suitable, convenient or proper for the accomplishment of its purposes, for the attainment of any one or more of its objects hereinabove enumerated, or incidental to the purposes and objects hereinafter named, and which are permitted under the laws of the State of Idaho under which this corporation is organized, to the same extent and as fully as a natural person might or could do.

#### V.

The governing body of this corporation shall be managed and conducted by a Board of Directors of not less than three (3) persons, the exact number of persons to serve on such board to be specified in the By Laws.

VI.

The Board of Directors of this corporation may meet and transact the business hereof either at the principal place of business herein designated, or at such other place as may be designated by resolution of the Board of Directors.

VII.

Members of this corporation shall consist of those who hold membership certificates. Membership certificates shall be issued to fee owners of property in Round Valley Homestead Subdivision in Valley County, Idaho. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership certificates may not be assigned except by resolution of the Board of Directors and shall be subject to restrictions as set forth in the By Laws.

VIII.

The Members of this corporation shall not be entitled to an equal vote. Each Member shall be entitled to four votes per lot owned in Round Valley Homestead Subdivision, as said lots are defined and described on the plat of said subdivision, which plat is designated Round Valley Homesteads and will be recorded in the office of the Valley County Recorder. Each such lot may at a future date be subdivided into four separate lots, as provided for in Restrictive and Protective Covenants, Round Valley Homestead Subdivision. If such further subdivision should occur, the owner of each separate lot, after further subdivision, shall

be entitled to a proportionate share of four votes which the number of further subdivided lots he owns bears to the original lot as shown on the plat designated Round Valley Homesteads. Any undivided lots shall retain four authorized votes.

IX.

The By Laws of this corporation may be repealed, amended, altered or new By Laws adopted at any annual meeting, or at any special meeting of the Members called for that purpose, by a vote representing not less than two-thirds (2/3) of the authorized votes of the Members present at such meeting, or by written consent, duly acknowledged in the same manner as conveyances of real property are required to be acknowledged, of two-thirds (2/3) of the authorized votes of the Members of this corporation.

X.

The legal description of the real property comprising Round Valley Homestead Subdivision is as follows:

The W. 1/2 of S.E. 1/4 and the E. 1/2 of S.W. 1/4 of Section 10, T. 12 N., R. 4 E. Boise Meridian, Valley County, Idaho, more particularly described as follows:

Beginning at the Southeast Section Corner of said Section 10, thence North 89°59'43" W. 1320.70 feet to a point, the REAL POINT OF BEGINNING; thence N. 89°59'43" W. 2641.43 feet; thence N. 0°11'42" W. 2638.99 feet; thence S. 89°52'40" E. 70.00 feet; thence S. 0°11'42" E. 840.00 feet; thence S. 85°16'01" E. 746.93 feet; thence N. 42°56'33" E. 134.40 feet; thence N. 9°39'30" W. 213.94 feet; thence N. 38°38'12" W. 757.42 feet; thence S. 89°52'40" E. 2188.52 feet; thence S. 1°20'45" E. 2634.41 feet to the REAL POINT OF BEGINNING. Containing 145.35 acres, more or less.

Subject to an easement granted to David Schwalbe to maintain a system of water pipes as and where that system currently exists and as shown on the plat designated as Round Valley Homesteads, which plat shall be recorded in the office of the Recorder for Valley County. Said system of water pipes begins on lot 8 and passes through lots 14 and 12 of Round Valley Homesteads, terminating on property currently owned by David Schwalbe and described as follows:

A portion of the E. 1/2 S.W. 1/4, Section 10, T. 12 N., R. 4 E., B.M., Valley County, Idaho. More particularly described as follows:

Beginning at the W. 1/4 corner of said Section 10; thence S. 89°52'40" E. 1497.71 feet to a point, the REAL POINT OF BEGINNING; thence S. 0°11'42" E. 840.00 feet; thence S. 85°16'01" E. 746.93 feet; thence N. 42°56'33" E. 134.40 feet; thence N. 9°39'30" W. 213.94 feet; thence N. 38°38'12" W. 757.42 feet; thence N. 89°52'40" W. 330.00 feet to the REAL POINT OF BEGINNING, containing 12.90 acres, more or less.

XI.

The names and addresses of the incorporators hereof are as follows:

<u>Name</u>	<u>Address</u>
Del V. Rawlins	7025 Delwood Boise, Idaho
Doyle W. Allen	2701 Hillway Boise, Idaho
Ray Jensen	3708 N. Ridgeway Boise, Idaho
Linda L. Rawlins	7025 Delwood Boise, Idaho
Carma D. Allen	2701 Hillway Boise, Idaho

  
Del V. Rawlins

  
Doyle W. Allen

  
Ray Jensen

  
Linda L. Rawlins

  
Carma D. Allen

STATE OF IDAHO           )  
                                  ) ss.  
County of Ada            )

On this 10<sup>th</sup> day of October, 1977, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared DEL V. RAWLINS, to me known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Harold J. Ritchie  
Notary Public for Idaho  
Residing at Boise, Idaho

STATE OF IDAHO           )  
                                  ) ss.  
County of Ada            )

On this 10<sup>th</sup> day of October, 1977, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared DOYLE W. ALLEN, to me known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Harold J. Ritchie  
Notary Public for Idaho  
Residing at Boise, Idaho



STATE OF IDAHO           )  
                                  ) ss.  
County of Ada            )

On this 10<sup>th</sup> day of October, 1977, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared RAY JENSEN, to me known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Harold J. Robinson  
Notary Public for Idaho  
Residing at Boise, Idaho

STATE OF IDAHO           )  
                                  ) ss.  
County of Ada            )

On this 10<sup>th</sup> day of October, 1977, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared LINDA L. RAWLINS, to me known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Harold J. Robinson  
Notary Public for Idaho  
Residing at Boise, Idaho

STATE OF IDAHO           )  
                                  ) ss.  
County of Ada            )

On this 10th day of October, 1977, before me,  
the undersigned Notary Public in and for the State of Idaho,  
personally appeared CARMA D. ALLEN, to me known to be the person  
whose name is subscribed to the foregoing instrument, and  
acknowledged to me that she executed the same as her free and  
voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal, the day and year in this certificate  
first above written.

Harold J. Rithin  
Notary Public for Idaho  
Residing at Boise, Idaho