



CERTIFICATE OF INCORPORATION
OF

SHORE PINES HOMEOWNERS ASSOCIATION INC.

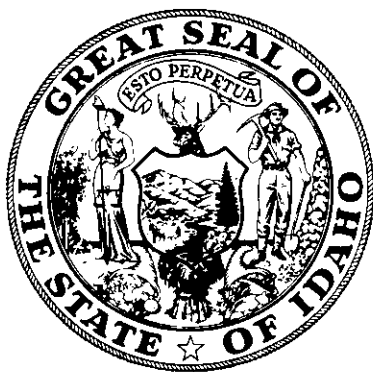
I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that
duplicate originals of Articles of Incorporation for the incorporation of _____

SHORE PINES HOMEOWNERS 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 August 8, _____, 19 84.



SECRETARY OF STATE

Corporation Clerk

ARTICLES OF INCORPORATION

OF

SHORE PINES HOMEOWNERS ASSOCIATION INC.

AUG 8 8 37 AM '84
SECRETARY OF STATE

The undersigned, for the purpose of forming a nonprofit corporation under the laws of the State of Idaho, hereby adopts the following:

ARTICLES OF INCORPORATION

I.

The name of the corporation is SHORE PINES HOMEOWNERS ASSOCIATION INC., hereinafter called the "Association".

II.

This corporation is a non-profit corporation.

III.

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and development of the Common Areas within that certain tract of property described as:

SHORE PINES ADDITION, to the City of Post Falls, Kootenai County, State of Idaho,

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions

1 and Restrictions, hereinafter called the "Declaration",
2 applicable to the property and recorded or to be recorded in
3 the Office of the Recorder of Kootenai County, Idaho and as the
4 same may be amended from time to time as therein provided, said
5 Declaration being incorporated herein as if set forth at length;

6 b) fix, levy, collect and enforce payment by any
7 lawful means, all charges or assessments pursuant to the terms
8 of the Declaration; to pay all expenses in connection therewith
9 and all office and other expenses incident to the conduct of
10 the business of the Association, including all licenses, taxes
11 or governmental charges levied or imposed against the property
12 of the Association;

13 c) acquire (by gift, purchase or otherwise), own,
14 hold, improve, build upon, operate, maintain, convey, sell,
15 lease, transfer, dedicate for public use or otherwise dispose
16 of real or personal property in connection with the affairs of
17 the Association;

18 d) borrow money, and with the assent of two-thirds
19 (2/3) of the members mortgage, pledge, deed in trust, or
20 hypothecate any or all of its real or personal property as
21 security for money borrowed or debts incurred;

22 e) dedicate, sell or transfer all or any part of
23 the Common Area to any public agency, authority, or utility for
24 such purposes and subject to such conditions as may be agreed
25 to by the members. No such dedication or transfer shall be
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1 effective unless an instrument has been signed by two-thirds
2 (2/3) of the members, agreeing to such dedication, sale or
3 transfer;

4 f) participate in mergers and consolidations with
5 other nonprofit corporations organized for the same purposes or
6 annex additional residential property and Common Area, provided
7 that any such merger, consolidation or annexation shall have
8 the assent of two-thirds (2/3) of the members;

9 g) have and to exercise any and all powers, rights
10 and privileges which a corporation organized under the
11 Nonprofit Corporation Law of the State of Idaho by law may now
12 or hereafter have or exercise;

13 h) maintain the community sewage collection system
14 and drainfield until such time as the system can be connected
15 to the Post Falls City Sewer System.

16 IV.

17 The duration of this corporation shall be perpetual.

18 V.

19 Every person or entity who is a record owner of a fee
20 or undivided fee interest in any Lot which is subject by
21 covenants of record to assessment by the Association, including
22 contract sellers, shall be a member of the Association. The
23 foregoing is not intended to include persons or entities who
24 hold an interest merely as security for the performance of an
25 obligation. Membership shall be appurtenant to and may not be
26 separated from ownership of any Lot which is subject to
27 assessments by the Association.

VI.

The Association shall have one (1) class of voting membership:

Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lots shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

VII.

The affairs of this Association shall be managed by a Board of three (3) directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Robert H. Bogner	192F, Ponderosa Blvd, Post Falls, Idaho 83854
Jack Hatch	E. 5325 Sprague, Spokane, WA 99206
Irene Kershinar	10407 Juanitia Rd., Spokane, WA 99206

VIII.

The Association may be dissolved with the written consent of all of the members or by a vote of the members pursuant to Idaho law. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of

1 the Association shall be dedicated to an appropriate public
2 agency to be used for purposes similar to those for which this
3 Association was created. In the event that such dedication is
4 refused acceptance, such assets shall be granted, conveyed and
5 assigned to any nonprofit corporation, association, trust or
6 other organization to be devoted to such similar purposes.

7 IX.

8 The location of the registered office of this
9 corporation in the State of Idaho is at: 1001 Spokane St.,
10 Post Falls, ID 83814. The name of the registered agent of the
11 corporation at that address is James F. Judd, whose mailing
12 address is: P.O. Box 999, Post Falls, ID 83854.

13 X.

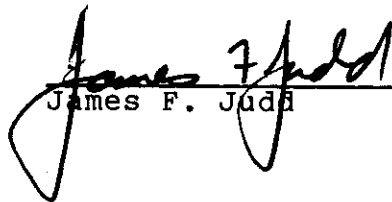
14 Amendment of these Articles shall require the assent
15 of seventy-five (75%) percent of the entire membership.

16 XI.

17 The name and address of the incorporator of this
18 corporation is as follows:

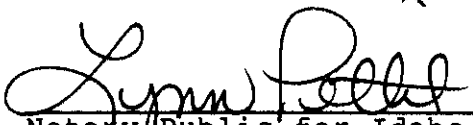
19 James F. Judd 1001 Spokane Street, Box 999,
20 Post Falls, ID 83854

21 IN WITNESS WHEREOF, these Articles of Incorporation
22 have been executed this 6th day of August, 1984.

23
24
25 
26 James F. Judd
27

1 STATE OF IDAHO)
2 County of Kootenai) ss.
3)

4 On this 6th day of August, 1984, before me, a Notary
5 Public, personally appeared JAMES F. JUDD, known or identified
6 to me to be the person whose name is subscribed to the
7 foregoing instrument and acknowledged to me that he executed
8 the same.
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Notary Public for Idaho
Residing at Post Falls
Commission expires: Life