



ARTICLES OF INCORPORATION (Non-Profit)

(Instructions on back of application)

The undersigned, in order to form a Non-Profit Corporation under the provisions of Title 30, Chapter 3, Idaho Code, submits the following articles of incorporation to the Secretary of State.

FILED EFFECTIVE
08 OCT 27 AM 9:44
SECRETARY OF STATE
STATE OF IDAHO

Article 1: The name of the corporation shall be:

300 Main Master Property Owners Association, INC.

Article 2: The purpose for which the corporation is organized is:

See attached

Article 3: The street address of the registered office is:

1 253 s Main St Driggs ID 83422

and the registered agent at such address is: Mark S. Rockefeller

Article 4: The board of directors shall consist of no fewer than three (3) people. The names and addresses of the initial directors are:

See attached list

Article 5: The name(s) and address(es) of the incorporator(s):

Mark S. Rockefeller, P. O. Box 604, 253 South Main St., Driggs, ID 83422

MAIL TO: [Signature]

Article 6: The mailing address of the corporation shall be:

c/o Teton Valley Realty, P. O. Box 604, 253 South Main St., Driggs, ID 83422

Article 7: The corporation (☒ does ☐ does not) have voting members.

Article 8: Upon dissolution the assets shall be distributed:

to another nonprofit owners' association or governmental agency having a similar purpose

Signatures of all incorporators:

[Signature] Mark S. Rockefeller
Typed Name:

Typed Name:

Typed Name:

Typed Name:

Typed Name:

Customer Acct #:

(If using pre-paid account)

Secretary of State use only

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Revised 07/2002

Web Form

IDAHO SECRETARY OF STATE
10/27/2008 05:00
CK: 1290 CT: 230943 BH: 1141987
1 @ 30.00 = 30.00 INC NOMP # 2

C 180608

300 Main Master Property Owners Association

Article 2: Purpose

The 300 Main Master Property Owners Association (hereinafter the "Master POA") does not contemplate monetary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for the management, maintenance and care of certain real estate within the development known or to be known as "300 Main" located in Driggs, Idaho, in the 300 Main Master Declaration made by TC Horizon, LLC (the "Founder"), an Idaho limited liability company, recorded in the Teton County Clerk/Recorder's Office, Driggs, Idaho (as the same may be amended or supplemented from time to time, the "Master Declaration"), and to provide a means whereby the Members, acting together, may provide for the management, maintenance, care and operation of the Master Commons and for this purpose to: (a) enforce the Master Declaration and exercise all of the powers and privileges and perform all of the duties and obligations of the Master POA thereunder; (b) fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the Master Declaration and the Bylaws of the Master POA; (c) pay all expenses of the Master POA; (d) subject to the Master Declaration and the Bylaws, acquire, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Master POA; and (e) have and exercise any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Act may by law now or hereafter have or exercise. No part of the net earnings of the Master POA shall inure (other than by providing management, maintenance and care of the Master Commons and other than by a rebate of excess membership dues, fees and assessments) to the benefit of any private individual.

Article 3: Street Address of Registered Office

Teton Valley Realty, P. O. Box 604, 253 South Main Street, Driggs, ID 83422

Article 4: Initial Directors

<u>Name</u>	<u>Address</u>
Christopher R. McAuley	1210 Yorkshire Road Winston Salem, NC 27106
Horace A. Gray, III	5004 Monument Avenue Suite 200 Richmond, VA 23230
S. Mark Rockefeller ^	P. O. Box 604 253 South Main Street Driggs, Idaho 83422
Joseph Felger	7 South 630 Hobson Trail Drive Naperville, IL 60540
Helen Laughery	201 Forest Hill Avenue Rocky Mount, NC 27804