



Department of State

**CERTIFICATE OF INCORPORATION
OF**

FALLS MOBIL MANOR HOMEOWNERS' ASSOCIATION

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 _____

FALLS MOBIL MANOR HOMEOWNERS' ASSOCIATION,

duly signed pursuant to the provisions of the Idaho Business 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 April 10, 19 80.



Pete T. Cenarrusa

SECRETARY OF STATE

Corporation Clerk

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CLERK OF
STATE

ARTICLES OF INCORPORATION
OF
FALLS MOBIL MANOR HOMEOWNERS' ASSOCIATION
A Non-Profit Corporation

ARTICLE I

NAME OF CORPORATION

The name of this corporation, hereinafter referred to as the "Association" is Falls Mobile Manor Homeowners' Association.

ARTICLE II

PURPOSES OF THE ASSOCIATION

The purposes for which the Association is formed are as follows:

1. The specific and primary purposes are to provide maintenance, preservation and architectural control of the condominium project on the following real property located in Power County, Idaho, and all structures and improvements thereon:

All that certain parcel of land situate in the County of Power, State of Idaho, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

2. The general purposes and powers are:

a. To promote the health, safety and welfare of the residents within the above described property.

b. As a management body to exercise powers and privileges as follows:

1) To enforce the provisions of the Declaration Of Restrictions;

2) For maintenance by it of fire, casualty, liability, workmen's compensation and other insurance, and if required, for a fidelity bond or bonds;

3) For provision by it of and payment by it for maintenance, utilities, gardening and other services benefiting the common areas; for employment of personnel necessary for operation of the building and legal and accounting services;

4) For purchase by it of materials, supplies and the like and for maintenance and repair of the common areas;

5) For payment by it of taxes and special assessments which would be a lien upon the entire project or common areas, and for discharge by it of any lien or encumbrance levied against the entire project or common areas;

6) For payment by it for reconstruction of any portion or portions of the project damaged or destroyed;

7) For delegation by it of its powers;

8) For entry by it or its agents into any unit when necessary in connection with maintenance or construction for which such body is responsible;

9) For an irrevocable power of attorney to the management body to sell the entire project for the benefit of all of the owners thereof when partition of the project may be had under Section _____ of the Idaho Code, which said power shall: (i) be binding upon all of the owners, whether they assume the obligations of the restrictions or not; (ii) if so provided in the Declaration, be exercisable by less than all (but not less than a majority) of the management body; (iii) be exercisable only after recordation of a certificate of those who have power to exercise it that said power is properly exercisable hereunder, which certificate shall be conclusive evidence thereof in favor of any person relying thereon in good faith.

c. To fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration, to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the activities of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

d. To acquire (by gift, purchase or otherwise), 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 Association.

e. To borrow money, mortgage, by deed of trust or other instrument, pledge, or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred.

f. To have and to exercise any and all powers, rights and privileges which a corporation organized under the General Non-Profit Corporation Law of the State of Idaho by law may now or hereafter have or exercise.

g. To act in the capacity of principal, agent, joint venture, or partner, or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers; and purposes and powers in each clause shall be in no way limited or restricted by reference to or inference from the terms or provisions of any clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

ARTICLE III

ORGANIZATION

The Association is organized pursuant to the General Non-Profit Corporation Law of the State of Idaho.

ARTICLE IV

PRINCIPAL OFFICE

The principal office for the transaction of the business of the Association is located in the County of Power, State of Idaho. The registered agent of the corporation is Leon A. Tirrell, West Siphon Road, P. O. Box 2631, Pocatello, Idaho which address is the address of the initial registered office of the corporation.

ARTICLE V

MEMBERS AND MEMBERSHIP

The authorized number and qualifications of the members of the Association, the different classes of membership, if any, the property, voting and other rights and privileges of members and their liability for dues and assessments and the method of collection thereof shall be as set forth in the By-Laws.

ARTICLE VI

BOARD OF DIRECTORS

The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Leon A. Tirrell
Box 2631
West Syphon Road
Pocatello, Idaho

Carol J. Tirrell
Box 2631
West Syphon Road
Pocatello, Idaho

ARTICLE VII

AMENDMENT

Amendment of these Articles shall require the vote or written consent of fifty-one percent (51%) of the voting power of the Association and at least a bare majority of the votes of members other than the Declarant.

ARTICLE VIII

DISSOLUTION

The Association does not contemplate pecuniary gain or profit to the members thereof and is organized solely for non-profit purposes. Upon the winding up and dissolution of the Association, after paying or adequately providing for the debts and obligations of the Association, the remaining assets shall be distributed to a non-profit fund, foundation or corporation which is organized and operated exclusively for charitable,

educational and/or scientific purposes and which has established its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.

If the Association holds any assets in trust, such assets shall be disposed of in such manner as may be directed by decree of the District Court of the County in which the Association's principal office is located, upon petition thereof by the Attorney General or by any person concerned in the liquidation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the Laws of the State of Idaho, we, the undersigned, constituting the incorporators of this Association have executed these Articles Of Incorporation this 22nd day of February, 1980.

Leon A. Smith

Carl J. Tirrell


STATE OF IDAHO)
 : ss
County of Power)

On the 22nd day of February, 1980, before
me, a Notary Public in and for the State of Idaho, personally
appeared Leon A. Tirrell and Carol J. Tirrell

known to me to be the persons whose names are subscribed to the
within instrument, and acknowledged to me that they executed
the same.

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

(SEAL)



NOTARY PUBLIC for Idaho
Residing at: Pocatello, Idaho

EXHIBIT A

Near Center of $W\frac{1}{2}$ of $NE\frac{1}{4}NW\frac{1}{4}$, Section 28, Township 7 South, Range 31, East Boise Meridian, by American Falls, Power County, Idaho, described as follows:

Commencing at the Northwest Corner of said $NE\frac{1}{4}NW\frac{1}{4}$ Section 28, thence South $0^{\circ}5'$ East 913 feet, more or less, to a point of this $1/16$ line, which line is also the East Boundary Line of American Falls and East Hillcrest Avenue, point with $1\frac{1}{2}$ inch pipemarker, and place of beginning; thence East 642.0 feet to a point; thence North $0^{\circ}5'$ West 200.0 feet; thence West 642.0 feet to west line of same $1/16$ section line; thence South $0^{\circ}5'$ East 200.0 feet to place of beginning.