

# State of Idaho

## Department of State

### CERTIFICATE OF INCORPORATION OF

GANNETT 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 GANNETT 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: October 30, 1991



*Pete T. Cenarrusa*

SECRETARY OF STATE

*[Signature]*  
Corporation Clerk

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SEC. OF STATE  
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ARTICLES OF INCORPORATION  
OF  
GANNETT HOMEOWNERS ASSOCIATION, INC.

I.

The name of this corporation is Gannett Homeowners Association, Inc. (hereinafter referred to as the "Association").

II.

A. This corporation is a nonprofit corporation organized under the Idaho Nonprofit Corporation Act. The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under such law.

B. The specific and primary purposes for which the Association is formed are to be a management association and to provide for the acquisition, construction, management, maintenance and care of real and personal property held by the Association or commonly held by the members of the Association or located in the development and owned by members of the Association, and otherwise to act and be operated as a "homeowners association" as defined in Section 528 of the Internal Revenue Code of 1954, as amended.

C. Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this corporation.

III.

A. No part of the net earnings of the Association shall inure (other than by acquiring, constructing or providing management, maintenance and care of property held by the Association, commonly held by the members of the Association or located in the development and owned by members of the Association, and other than by a rebate of excess membership dues, fees or assessments) to the benefit of any private member or individual.

B. If the Association is dissolved, the assets shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes.

IV.

The period of duration is perpetual.

V.

The initial mailing address of the corporation is P. O. Box 1814, Hailey, Idaho, 83333. The name and street address in the State of Idaho of this corporation's initial agent for service of process is:

Robert J. Glenn      Glenbrook Drive, Hailey, ID 83333

VI.

Every person or entity who is a record owner of any lot is entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of the lot.

VII.

The number of directors constituting the initial board of directors shall be three (3) directors. The number of directors may be changed by amendment to the Bylaws of the Association. The names and addresses of the persons who are to serve as directors until the first annual meeting of the members or until their successors are elected and shall qualify are:

<u>NAME</u>	<u>ADDRESS</u>
Robert J. Glenn	P. O. Box 1814 Hailey, ID 83333
Cindy Glenn	P. O. Box 1814 Hailey, ID 83333
G. M. McStay	P. O. Box 307 Bellevue, ID 83313

VIII.

The name and mailing address of the incorporator is: Robert J. Glenn, P. O. Box 1814, Hailey, Idaho, 83333.

IX.

These Articles of Incorporation may be amended with the written approval of two thirds of vote of the lot owners.

DATED: 10/29, 1991.

Robert J. Glenn  
Robert J. Glenn, Incorporator

I declare that I am the person who executed the above Articles of Incorporation, and that this instrument is my act and deed.

Robert J. Glenn  
Robert J. Glenn

STATE OF IDAHO            )  
                                  ) ss.  
County of Blaine        )

On this 29<sup>th</sup> day of October, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT J. GLENN, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(seal)

Dawn Denny  
NOTARY PUBLIC for Idaho  
Residing at Hailey  
Commission Expires 3/97

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