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SECRETARY OF STATE  
OFFICE OF IDAHO

**ARTICLES OF INCORPORATION  
OF  
JACOB'S MANOR HOMEOWNERS ASSOCIATION, INC.  
A NONPROFIT CORPORATION**

The undersigned, acting as the incorporator of a corporation under, and pursuant to the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code (Act) adopt the following Articles of Incorporation for the Corporation.

**ARTICLE I  
NAME**

The name of the Corporation shall be JACOB'S MANOR HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II  
NON-PROFIT STATUS**

This Corporation shall be a nonprofit corporation.

**ARTICLE III  
DURATION**

The period of this Corporation shall be perpetual.

**ARTICLE IV  
PURPOSES**

The purposes for which this Corporation is organized are as follows:

(a) To perform the functions and provide service as set forth in the Amendment to Change Protective Covenants of Jacob's Manor Mobile Home Sub-Division in McCall, Idaho, as the same were recorded with the Valley County, Idaho Recorder on September 24, 2004, as Instrument No. 287775, hereinafter referred to as the "Declaration."

(b) To be operated exclusively for the above-stated purposes and for other non-profit purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986, as amended from time to time, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under such Section 501(c)(3).

(c) To exercise all powers granted by law necessary and proper to carry out the above stated purposes and to further common interests of the membership, including but not limited to the power to accept donations of money, property, whether real or personal, or any other thing of

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ARTICLES OF INCORPORATION OF JACOB'S MANOR HOMEOWNERS ASSOCIATION, INC.

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value. Nothing herein contained shall be deemed to authorize or permit the Corporation to carry on any business for profit, to exercise any power, or to do any act that a corporation formed under the Act, or any amendment thereto or substitute therefor, may not at that time lawfully carry on or do.

#### **ARTICLE V NON-STOCK CORPORATION**

This Corporation shall be non-stock, and no dividends or pecuniary profits shall be declared or paid to its members.

#### **ARTICLE VI MEMBERS**

The Corporation shall have one (1) class of Members who shall be voting Members.

#### **ARTICLE VII ASSESSMENTS**

Assessments shall be levied against the members in accordance with the Declaration. The amount and method of collection of said assessments shall be as provided in said Declaration. Assessments may be made enforceable by civil action, upon notice given in writing twenty (20) days before commencement of such action or such forfeiture. Assessments may be secured by a lien upon real property to which membership rights are appurtenant, and action may be brought to foreclose any such lien.

#### **ARTICLE VIII LIMITATIONS**

No part of the net earnings or the assets of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article four hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time.

## ARTICLE IX DISTRIBUTION ON DISSOLUTION

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for payment of liabilities of the Corporation, distribute all the assets of the Corporation consistent with the purposes of the Corporation, to such organization or organizations as shall at the time qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time, in such manner as the Board of Directors shall determine. Any such assets not so distributed shall be distributed by the district court of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organizations, as such court shall determine to be consistent with the purposes of the Corporation.

## ARTICLE X REGISTERED AGENT AND OFFICE

The street and mailing address of the initial registered office of the Corporation shall be 406 Margaret Way, McCall, Idaho 83638. The name of the Corporation's initial registered agent at such address is Deanna Schnider.

## ARTICLE XI DIRECTORS

The affairs of the Corporation shall be managed by its Board of Directors. The Board of Directors shall consist of not less than three (3) nor more than five (5) individuals, who shall, after transfer of control of the Association, all be members of the Corporation. Other than the Directors constituting the initial Board of Directors, who are designated in these Articles, the Directors shall be elected by the members in the manner and for the term provided in the Bylaws of the Corporation.

The name and mailing address of the persons constituting the initial Board of Directors is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Deanna Schnider	P.O. Box 114 McCall, ID 83638
John Brush	404 Virginia Blvd. McCall, ID 83638
Ian Peyton	413 Margaret Way McCall, ID 83638
David Denning	449 Virginia Blvd. McCall, ID 83638

August Wheeler

P.O. Box 2075  
McCall, ID 83638**ARTICLE XII  
INCORPORATOR**

The name and address of the incorporator of this Corporation is as follows:

NAMEADDRESS

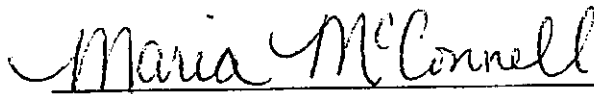
Deanna Schnider

P.O. Box 114  
McCall, ID 83638**ARTICLE XIII  
BYLAWS**

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws.

DATED this 3<sup>rd</sup> day of October, 2005.  
DEANNA SCHNIDER, IncorporatorSTATE OF IDAHO, )  
(ss.  
County of Valley. )On this 3<sup>rd</sup> day of October, 2005, before me, Maria McConnell, a Notary Public in and for said State, personally appeared **DEANNA SCHNIDER**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.

  
NOTARY PUBLIC FOR IDAHO  
My Commission Expires: 6/30/2011