



## Department of State.

### CERTIFICATE OF INCORPORATION

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, and legal custodian of the corporation records of the State of Idaho, do hereby certify that the original of the articles of incorporation of

**SPIRIT LAKE EAST HOMEOWNER'S ASSOCIATION, INC.**

was filed in the office of the Secretary of State on the **21st** day of **April** A. D. One Thousand Nine Hundred **Seventy-eight** and ~~is~~ <sup>will be</sup> duly recorded on ~~Film-No.~~ **microfilm** of Record of Domestic Corporations, of the State of Idaho, and that the said articles contain the statement of facts required by Section 30-103 and Sections 30-1001 to 30-1005, inclusive, Idaho Code.

I FURTHER CERTIFY, That the persons executing the articles and their associates and successors are hereby constituted a corporation, by the name hereinbefore stated, for **perpetual existence** from the date hereof, with its registered office in this State located at **Coeur d'Alene, Idaho** in the County of **Kootenai** and as such are subject to the rights, privileges and limitations granted to Non-Profit Cooperative Associations as provided in Chapter 10, Title 30, Idaho Code.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State. Done at Boise City, the Capital of Idaho, this **21st** day of **April** A.D., 19 **78**.

Secretary of State.

ARTICLES OF INCORPORATION  
OF  
SPIRIT LAKE EAST HOMEOWNER'S ASSOCIATION, INC.

The undersigned incorporators, desiring to create under Title 30, Chapter 1 of the laws of the state of Idaho, a nonprofit corporation, hereby set forth the following statements as the Articles of Incorporation of this corporation.

1. The name of this corporation is SPIRIT LAKE EAST HOMEOWNER'S ASSOCIATION, INC.
2. This corporation shall endure perpetually or until dissolved.
3. The purposes for which this nonprofit corporation is organized are as follows:

A. To provide an entity through which the owners of tracts of lands within the Spirit Lake East Development may administer the rights and obligations granted to the Homeowner's Association by the declaration of covenants, conditions and restrictions previously enacted.

B. To define through Bylaws the voting member for each tract owned where the ownership is in more than one person or is in a corporation, partnership or other artificial entity.

C. To require members to make contributions to the Association by way of annual assessments or otherwise.

D. To provide recreational facilities within the Development for the use of members of the Association, should the Association so desire.

E. To enforce the zoning provisions of Kootenai County as far as applicable to the Spirit Lake East Development and to enforce restrictive covenants applicable thereto, and to receive by assignment all the rights and duties of the grantor who may file restrictive covenants applicable to the said Development and to be bound by the provisions of said restrictive covenants as filed or as amended, and to generally take such steps as seem to be economically feasible for the Association for the general welfare and benefit of the members.

F. To accept as new members, owners of additional land contiguous to the Spirit Lake East Development, if said land is annexed in accord with the general plan heretofore established for the Development and subject to similar restrictive covenants as those binding the original Development. HANSON PROPERTIES, INC., shall have the exclusive right to determine what additional land may be added to the Development, creating new members in this Association.

4. The corporation shall have all the powers granted by law necessary and proper to carry out its above-stated purposes. However, the powers of the corporation shall be limited to those permitted to an organization which is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954, or the corresponding provision of any future United States Internal Revenue Law. No part of the net earnings of the corporation shall inure to the benefit of, or be distributed to, its members, trustees, 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 its purposes. 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 1954, or the corresponding provision of any future United States Internal Revenue Law, nor shall the corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954, or the corresponding provision of any future United States Internal Revenue Law, carry on any activities which would remove the said tax benefits.

5. The initial registered agent for the corporation shall be ERIC M. REDMAN, Vista Heights, Route 3, P. O. Box 466E, Coeur d'Alene, Idaho 83814.

6. The initial registered office of the corporation shall be c/o Eric Redman, Vista Heights, Route 3, P. O. Box 466E, Coeur d'Alene, Idaho 83814.

7. The initial number of directors shall be five, and they shall be RAYMOND A. HANSON, 8700 North Crestline, Spokane, Washington 99207; LOIS J. HANSON, 8700 North Crestline, Spokane, Washington 99207; DENNIS A. HANSON, 8700 North Crestline, Spokane, Washington 99207; V. NEIL DREDGE, Box 1322, Coeur d'Alene, Idaho 83814; and ERIC M. REDMAN, Vista Heights, Route 3, P. O. Box 466E, Coeur d'Alene, Idaho 83814.

8. The incorporators shall be the same five persons as the initial directors.

9. This corporation shall have all the rights, powers, and duties provided for nonprofit corporations from time to time by the laws of the state of Idaho, and shall operate in accordance with said laws.

10. Each owner of a tract of land within the SPIRIT LAKE EAST development which is subject to assessment, shall be a member of the corporation. Membership shall be appurtenant to and may not be separated from the ownership of any tract. For voting purposes, the corporation shall have two classes of voting membership, designated as Class A and Class B. Class A members shall be all owners with the exception of Class B members defined below. They shall be entitled to one vote for each tract of land owned. When more than one person holds or acquires an interest in any one tract of land, all such persons shall be members of the corporation, however, they shall be collectively entitled to only one vote for each tract owned, which vote shall be exercised as they among themselves determine. The Class B members shall be HANSON PROPERTIES, INC., or its successors and assigns. The Class B members shall be entitled to four votes for each tract owned. The Class B membership shall cease and be converted to Class A membership upon the happening of either of the following events:

A. The total votes outstanding in Class A membership equal the total votes in Class B membership, or

B. On December 31, 1985.

11. The above Articles are hereby adopted by the undersigned incorporators for the SPIRIT LAKE EAST HOMEOWNER'S ASSOCIATION, INC., under date of April 11, 1978.

Raymond A. Hanson  
Raymond A. Hanson  
8700 North Crestline  
Spokane, Washington 99207

V. Neil Dredge  
V. Neil Dredge  
Box 1322  
Coeur d'Alene, Idaho 83814

Lois J. Hanson  
Lois J. Hanson  
8700 North Crestline  
Spokane, Washington 99207

Eric M. Redman  
Eric M. Redman  
Vista Heights  
Route 3, P. O. Box 466E  
Coeur d'Alene, Idaho 83814

Dennis A. Hanson  
Dennis A. Hanson  
North 8700 Crestline  
Spokane, Washington 99207