

FILED EFFECTIVE

ARTICLES OF INCORPORATION

OF

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CASTLETON PLACE HOMEOWNER'S ASSOCIATION, INC. SECRETARY OF STATE
STATE OF IDAHO

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being
each of us full legal age, and citizens of the United States and of the State of Idaho, do
hereby certify that we have associated ourselves together for the purpose of forming a
non-profit cooperative association or corporation, under the laws of the State of Idaho
pertaining thereto, and hereby adopt the following ARTICLES OF INCORPORATION,
to-wit:

ARTICLE I.

That name of the corporation is CASTLETON PLACE HOMEOWNER'S
ASSOCIATION, INC., hereinafter called the "ASSOCIATION".

ARTICLE II.

The principal office of the ASSOCIATION is located at 455 South Kings Road,
Nampa, Idaho, 83687

ARTICLE III.

LANCE THUESON, whose address is 455 South Kings Road, Nampa, Idaho
83687, is hereby appointed the initial registered agent of this ASSOCIATION.

ARTICLE IV.

PURPOSE AND POWERS OF THE ASSOCIATION

This ASSOCIATION does not contemplate pecuniary gain or profit to the
members thereof, and the specific purposes for which it is formed are to provide for

IDAHO SECRETARY OF STATE
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maintenance of common areas of CASTLETON PLACE SUBDIVISION located on the following described property, to-wit:

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 2 North, Range 2 West, Boise Meridian Canyon County, Idaho, more particularly described as follows:

Commencing at the Center $\frac{1}{4}$ corner of said Section 10; thence along the Center Section line South $89^{\circ}49'00''$ East 441.38 feet to the POINT OF BEGINNING; thence continuing along said Center Section line

South $89^{\circ}49'00''$ East 881.51 feet to the Center East $\frac{1}{16}$ corner of said Section; thence along the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ South $00^{\circ}09'39''$ West 1322.4 feet to the Southeast $\frac{1}{16}$ corner of said Section; thence along the South line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ North $89^{\circ}49'45''$ West 844.97 feet to the centerline of the Robinson Canal; thence along said centerline the following thirteen courses:
North $31^{\circ}18'17''$ East 222.48 feet; thence
North $40^{\circ}23'06''$ East 61.81 feet; thence
50.29 feet along a curve to the left, said curve having a radius of 95.00 feet, a delta angle of $30^{\circ}19'42''$, and a chord bearing and distance of North $25^{\circ}13'15''$ East 49.70 feet; thence
North $10^{\circ}03'24''$ East 128.93 feet; thence
83.98 feet along a curve to the left, said curve having a radius of 145.00 feet, a delta angle of $33^{\circ}11'00''$, and a chord bearing and distance North $06^{\circ}32'06''$ West 82.81 feet; thence
70.09 feet along a curve to the right, said curve having a radius of 212.00 feet, a delta angle of $18^{\circ}56'31''$, and a chord bearing and distance North $13^{\circ}39'26''$ West 69.77 feet; thence
North $04^{\circ}11'10''$ West 68.13 feet; thence
124.78 feet along a curve to the left, said curve having a radius of 250.00 feet, a delta angle of $28^{\circ}35'55''$, and a chord bearing and distance of North $18^{\circ}29'07''$ West 123.49 feet; thence
North $32^{\circ}47'05''$ West 62.92 feet; thence
79.17 feet along a curve to the right, said curve having a radius of 145.00 feet, a delta angle of $31^{\circ}16'55''$, and a chord bearing and distance of North $17^{\circ}08'37''$ West 78.19 feet; thence
North $01^{\circ}30'10''$ West 19.60 feet; thence
38.4 feet along a curve to the left, said curve having a radius of 115.00 feet, a delta angle of $19^{\circ}08'03''$, and a chord bearing and distance of North $11^{\circ}04'11''$ West 38.23 feet; thence
North $20^{\circ}38'13''$ West 108.82 feet; thence
North $13^{\circ}10'03''$ West 258.73 feet to the South Right-Of-Way line of Ruth Lane; thence
North $00^{\circ}11'00''$ East 40.00 feet to the POINT OF BEGINNING,

Said Parcel contains 994,547 square feet or 22.83 acres more or less.

Further, to promote the health, safety and welfare of the residents within the above described property, and any additions thereto as may hereafter be brought within the jurisdiction of this ASSOCIATION for the purpose to:

- (a) Exercise all the powers and privileges and to perform all of the duties and obligations of the Grantor, as set forth in that certain Declaration of Protective Restrictions and covenants applicable to the property and recorded in the office of the County Recorder of Canyon County, Idaho, hereinafter called the "DECLARATION"; and as the same may be amended from time to time as therein provided, said DECLARATION being incorporated herein as if set forth at length;
- (b) Fix, levy and collect payments of dues; to pay all office expenses and all other expenses incident to the conduct of the business of the ASSOCIATION, including all licenses, taxes or governmental charges levied or imposed against the property of the ASSOCIATION;
- (c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operation, 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;
- (d) Borrow money, and with the assent of sixty-seven percent (67%) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by sixty-seven percent (67%) of the members, agreeing to such dedication, sale or transfer;
- (f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional residential property and common area, provided that any such merger, consolidation or annexation shall have the assent of sixty-seven percent (67%) of the members;

- (g) Have and to exercise any and all power, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Idaho, by law now or hereafter have or exercise.

ARTICLE V.

DEFINITIONS

1. "ASSOCIATION" shall mean and refer to CASTELTON PLACE HOMEOWNER'S ASSOCIATION, INC., its successors and assigns.
2. "OWNER" shall mean and refer to the record owner, whether one or more person or entities, of a fee simple title to any lot or unit which is a part of the properties, including contract buyers, but excluding those having such interest merely as security for the performance of an obligation.
3. "PROPERTIES" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the ASSOCIATION.
4. "Common area" shall mean all real property owned by the ASSOCIATION for the common use and enjoyment of the owners.
5. "LOT" shall mean and refer to any plot of land upon any recorded subdivision map of the properties with the exception of COMMON AREA.

ARTICLE VI.

MEMBERSHIP AND VOTING RIGHTS

Every owner of a lot which is subject to assessments shall be a member of the ASSOCIATION. Membership shall be appurtenant to and may not be separated from ownership of any Lot or Unit which is subject to assessments.

The ASSOCIATION shall have one class of voting membership, to-wit:

Class "A": Class "A" members shall be all owners with the exception of the incorporator and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determined, but in no event shall more than one vote be cast with respect to any Lot.

Class "B": Class "B" members shall be the incorporator and shall be entitled to six (6) votes for each Lot.

ARTICLE VII.

BOARD OF DIRECTORS

The affairs of this ASSOCIATION shall be managed by a Board of three (3) Directors, who must be members of the ASSOCIATION. The number of directors may be changed by amendment of the person who are to act in the capacity of directors until the selection of their successors are:

NAME:

ADDRESS:

Lance Thueson

455 South Kings Road, Nampa, Idaho, 83687

Janel Thueson

455 South Kings Road, Nampa, Idaho, 83687

Jenifer Saunders

455 South Kings Road, Nampa, Idaho 83687

At the first annual meeting, the members shall elect three (3) directors for a term of one year and at each annual meeting thereafter the members shall elect three (3) directors for the vacancies to be filled, for a term of one year.

ARTICLE VIII INCORPORATORS

The name and address of the incorporator is as follows:

Lance Thueson 455 South Kings Road, Nampa, Idaho 83687

ARTICLE IX DISSOLUTION

The ASSOCIATION may be dissolved with the assent, given in writing and signed by all of its members. In the event the corporation does not receive unanimous written assent to dissolution, then a meeting of members will be held and written notice of such meeting shall be given within the time and in the manner provided for in the Idaho Code. Such notice shall state the purpose of the meeting. At such meeting a vote of the members entitled to vote shall be taken on a resolution to dissolve the corporation. Such resolution shall be adopted upon receiving the affirmative vote of a sixty-seven percent (67%) majority of the votes entitled to be cast by the members present, or represented by proxy at a meeting at which a quorum is present. Upon dissolution of the ASSOCIATION, other than incident to a merger or consolidation, the assets of the ASSOCIATION shall be dedicated to the appropriate public agency to be used for purposes similar to those for which this ASSOCIATION was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and

assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X.

The corporation shall exist perpetually.

ARTICLE XI.

AMENDMENTS

Amendments of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Idaho, the undersigned, being the incorporators of this ASSOCIATION, have executed these Articles of Incorporation, this 30th day of March, 2007.



Lance Thueson, Incorporator

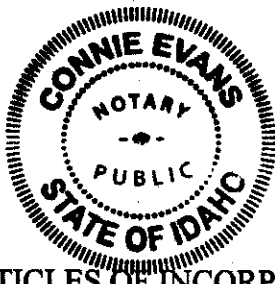
STATE OF IDAHO)


: ss

County of Canyon)

On this 30th day of March, 2007, before me, the undersigned, a Notary Public on and for said State, personally appeared LANCE THUESON, known to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledges to me that he 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
Residing at Nampa, Idaho
Conn exp 3/2012