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SALT LAKE CITY, UTAH  
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STATE OF IDAHO  
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(B) Fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Declaration and all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation;

(C) 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 Corporation under the limitations imposed by the Declaration;

(D) Borrow money, and with the assent of two-thirds (2/3) of each class of Members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property of the Corporation 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 by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of Members.

(F) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of each class of Members;

(G) Have and exercise any and all powers, rights and privileges which a corporation organized under the Idaho Nonprofit Corporation Act may by law now or hereafter have or exercise, including the annexation of subsequent phases of the subdivision subject only to limitations contained in the By-Laws and the Declaration and the amendments and supplements thereto.

**ARTICLE 6: MEMBERSHIP:** Every person or entity holding any fee simple interest of record to a Building Lot, including sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation, shall be a Member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of any Building Lot.

**ARTICLE 7: VOTING RIGHTS:** The Corporation shall have two classes of voting membership:

(A) Class A. The Class A Members shall be all Owners of Building Lots within the Subdivision, with the exception of Declarant, and shall be entitled to one vote for each Building Lot owned. When more than one person holds an interest in any Building Lot, all such persons shall be Members, but in no event shall more than one vote be cast with respect to any one Building Lot.

(B) Class B. The Class B Member shall be Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Building Lot owned by Declarant in the Subdivision.

The Class B membership shall cease on the happening of either of the following events, whichever occurs earlier:

(1) When seventy-five percent (75%) of the Building Lots have been sold to Owners other than Declarant.

(2) On December 31, 2010.

**ARTICLE 8: MEMBERSHIP:** There shall be one (1) membership in the Association for each Building Lot located in the Subdivision. Members of the Corporation must be and remain Owners of Building Lots within the Subdivision, and the Corporation shall include as Members all Owners of Building Lots within the Subdivision or additions or annexations thereto.

**ARTICLE 9: BOARD OF DIRECTORS:** The affairs of this Corporation shall be managed by a Board of three (3) Directors, who need not be Members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Corporation, but in no event shall the number be less than three (3). The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are: Jim Merkle, Don Hutt, and Julie Marple whose addresses are 9550 Bethel Ct., Boise, Idaho 83709.

**ARTICLE 10: ASSESSMENTS:** Each Member shall be liable for the payment of Assessments and other charges as provided for in the Declaration.

**ARTICLE 11: BY-LAWS:** The By-Laws of this Corporation may be altered, amended, or new By-Laws adopted at any regular meeting, or any special meeting of the Corporation called for that purpose, by the affirmative votes of two-thirds (2/3) of the votes of each class of Members in the Association. For the purpose of specifying in detail the rights, responsibilities, duties and obligations of the Board of Directors, the officers, employees and agents of the Corporation, and the Members

for the payment of Assessments, the By-Laws may incorporate by reference the provisions of the Declaration.

**ARTICLE 12: DISSOLUTION:** Unless prohibited by the local governmental authority having jurisdiction over this subdivision, the Corporation may be dissolved at any regular meeting, or any special meeting of the Corporation called for that purpose, by the affirmative votes of not less than three-fourths (3/4) of the votes of each class of Members in the Association. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the real property and other assets of the Corporation shall be: (i) dedicated to an appropriate public agency to be used for purposes similar to those for which the Corporation was created; or (ii) granted, conveyed and assigned to a nonprofit corporation, association, trust or other organization to be devoted to such similar purposes; or (iii) distributed to the Owners of Building Lots to be held by them as tenants in common in proportion to the number of Building Lots within the Subdivision. The determination of the liquidating distribution of the real property and other assets of the Corporation as provided above, shall be determined as part of the Member vote on dissolution.

**ARTICLE 13: AMENDMENTS:** Amendment of these Articles of Incorporation may be made at any regular meeting, or any special meeting of the Corporation called for that purpose, by the affirmative votes of not less than three-fourths (3/4) of the votes of both classes of Members in the Association.

**ARTICLE 14: INCORPORATION:** The incorporator of the corporation shall be: Julie Marple, 9550 Bethel Ct., Boise, Idaho 83709.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in duplicate this 11th day of June, 1999.

  
Julie Marple--Incorporator