

CERTIFICATE OF INCORPORATION

I, IRA H. MASTERS, 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

TWIN FALLS BOARD OF REALTORS, INC.

was filed in the office of the Secretary of State on the 17th day of June A. D. One Thousand Nine Hundred Fifty-five and is duly recorded on Film No. 90 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 Twin Falls in the County of Twin Falls 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

*17th day of June,
A.D., 19 55.*

Secretary of State.

ARTICLES OF INCORPORATION
OF TWIN FALLS BOARD OF REALTORS, INC.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, Karl C. Freeman, Joseph L. Pidcock, David R. Hamlett, Gordon L. Crockett, Larry J. Sorenson, Clark W. Call, Robert C. Banning, Arthur T. Watson, J. F. Arrington, Charles E. Adams, R. Glenn Arrington, Claude Brown, Jr., James Vandembark, John C. Bishop, Clifford H. Hammond, Clinton L. Luke, Sr., Mrs. C. A. Robinson, Frank H. Feldtman, John Wolfe, Charles S. Looney, Geo. E. Haney, Jr.

natural persons and residents of the State of Idaho, have this day voluntarily associated ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Idaho.

AND WE DO HEREBY CERTIFY:

FIRST: That the name of this corporation is TWIN FALLS BOARD OF REALTORS, INC.

SECOND: That this corporation shall have perpetual existence.

THIRD: That the purposes for which this corporation is formed are the following:

This corporation is not formed in contemplation of pecuniary gain and/or profit to the members hereof.

To unite those engaged in the recognized branches of the real estate business in this community for the purpose of exerting a beneficial influence upon matters affecting the real estate business and related interests.

To provide a united medium for real owners and those engaged in the real estate business whereby their collective and individual interests may be safeguarded and advanced.

To promote and maintain the high standards of conduct, in the transacting of the real estate business expressed in the Code of Ethics of the National Association of Real Estate Boards.

To protect and promote the welfare of real estate, real estate ownership, and home ownership.

To unite real estate men of this community with the Idaho Real Estate Association and the National Association of Real Estate Boards, hereby promoting the objectives of organized real estate men throughout the state and nation, and obtaining the benefits and privileges of membership in said associations.

To designate, for the benefit of the public, those persons and businesses authorized to use the trade term "Realtor" in this community as prescribed and controlled by the National Association of Real Estate Boards.

To enable its members to transact their business connected with the buying, selling, renting, caring for, and loaning of money on, real estate to better advantage than heretofore, by cooperation between members and by the adoption of such rules and regulations as they may deem proper.

To advance the civic development and the economic growth of this community.

To designate who may be members, and the classes of membership, and to provide for the method of termination of membership.

To own, buy, lease from others, or otherwise acquire, sell, convey transfer, lease to others and otherwise dispose of, mortgage, or otherwise encumber, pledge, hypothicate, and issue deeds of trust on or to real estate lands, tenements, hereditaments, and any or all other things appurtenant to or useful in, the ownership, operation, leasing or management of real property, in any form whatsoever.

To purchase, apply for, and otherwise acquire, sell, transfer

and otherwise dispose of, mortgage, and otherwise encumber, franchises, easements, rights, privileges, licenses, trade marks, trade name, patents, inventions, improvements and processes.

To act as agent for or in place of, any other person in the performance of any of the acts which said persons might lawfully do or perform for themselves.

To issue, buy, sell, pledge or hypothicate, and generally deal in notes, checks, trade acceptances or other evidences of indebtedness, and deeds of trust, mortgages, pledges or any other form of security securing said notes, checks, trade acceptances, or other evidences of indebtedness.

To acquire, hold and sell the shares and/or securities of other corporations, and negotiate for the sale, hypothication or disposal of the same.

To borrow and loan money in connection with the herein stated purposes, with or without security therefor.

To act as trustee under deeds of trust given soley for the purpose of securing obligations for the re-payment of money other than corporation bonds, and to receive and hold in escrow money, or its equivalent pending investment in real estate or securities for or on account of its principal.

To conduct, operate, maintain and regulate public, private or other entertainments, shows, benefits of performances, and to collect admissions therefor.

to act as arbitrator, adjuster and mediator in disputes between members hereof, between members and non-members, and between such other persons as may be provided by in the by-laws.

To make appraisals or estimates of valuation of real and/or personal property, and to provide the compensation to be received by this corporation for such appraisals or estimates, and the conditions under which they shall be made.

To print, publish and issue forms, books, periodicals, data, listings, and any other printed matter, and to provide the conditions under which said matter may be sold or distributed, and the compensation to be charged therefor, and to restrict the distribution of such matter to such persons as may be provided in the by-laws.

To do any other act, and to enter into any contract that a natural person might lawfully do or enter into. And generally to transact and carry on any other business and to exercise any other powers which may be necessary, proper or convenient to be carried on or exercised in connection with any of the foregoing purposes or incident thereto.

This corporation from time to time may do any one or more of the acts and things, or carry out any one or more of the purposes, herein set forth, and may transact business in the State of Idaho, in other States, in the District of Columbia, in the districts, dependencies, and colonies of the United States, and in foreign countries.

FOURTH: That the principal office for the transaction of the business of this corporation is to be located in the City of Twin Falls, County of Twin Falls, State of Idaho.

FIFTH: This corporation is not to be authorized to issue shares of stock. It shall have an authorized membership of two hundred members who shall receive certificates of membership in the form and upon the conditions which shall be set forth in the by-laws of this corporation.

SIXTH: That the names and post office addresses of the incorporators and those to whom certificates of membership will be issued, each having one certificate of membership, and being a citizen of the United States, are as follows:

Abeggan, J. Harold
Adams, Charles E.
Arrington, J. F.
Arrington, R. Glenn
Bacon, F. J.
Bastion, Leo W.
Bauer, Wayne W.

Twin Falls, Idaho
Twin Falls, Idaho
Twin Falls, Idaho
Twin Falls, Idaho
Twin Falls, Idaho
Twin Falls, Idaho
Twin Falls, Idaho

Bishop, John C.	Twin Falls, Idaho
Brown, Claude	Twin Falls, Idaho
Busch, Warren E.	Twin Falls, Idaho
Call, Clark W.	Twin Falls, Idaho
Crockett, Gordon L.	Twin Falls, Idaho
Feldtman, Frank H.	Twin Falls, Idaho
Freeman, Karl C.	Twin Falls, Idaho
Hamlett, David R.	Twin Falls, Idaho
Hammond, Clifford H.	Twin Falls, Idaho
Holland, Arnold G.	Twin Falls, Idaho
Hammond, Marion W.	Twin Falls, Idaho
Haney, Geo. E. Jr.	Twin Falls, Idaho
Harrison, Frank	Twin Falls, Idaho
Hunt, Richard G.	Twin Falls, Idaho
Jenkins, Keith L.	Twin Falls, Idaho
Jones, Cecil C.	Twin Falls, Idaho
Klinke, Fred G.	Twin Falls, Idaho
Looney, Charles S.	Twin Falls, Idaho
Luke, Clinton L. Sr.	Twin Falls, Idaho
McCoy, O. D.	Twin Falls, Idaho
McRoberts, E. W.	Twin Falls, Idaho
Merrill, Jay M.	Twin Falls, Idaho
Ostrander, W. A.	Twin Falls, Idaho
Peterson, Clyde	Wendell, Idaho
Pidcock, Joseph L.	Twin Falls, Idaho
Robertson, John B.	Twin Falls, Idaho
Robinson, Mrs. C. A.	Twin Falls, Idaho
Sorensen, Larry J.	Twin Falls, Idaho
Stewart, Lynn	Twin Falls, Idaho
Vandenbark, James	Twin Falls, Idaho
Watson, Arthur T.	Twin Falls, Idaho
White, J. E.	Twin Falls, Idaho
Wolfe, John	Twin Falls, Idaho
Banning, Robert C.	Twin Falls, Idaho
Chaney, O. E.	Twin Falls, Idaho
Neuman, Julius	Kimberly, Idaho
Schenk, R. Lyman	Twin Falls, Idaho

SEVENTH: The name of the existing unincorporated association which is being incorporated hereby is the TWIN FALLS BOARD OF REALTORS.

EIGHTH: The classes of members in said corporation and the qualifications of members, the authorized number of members, the property, voting and other rights and privileges of each class of membership and the liability of each of such classes for dues and/or assessments, and the method of collection thereof, shall be as set forth in the by-laws of this corporation.

NINTH: The Board of Directors shall consist of seven members, three of whom shall be the officers of this corporation, namely President, Vice-President and Secretary-Treasurer, and one member shall be the immediate past president; that notice of an election

of officers and directors was published in the Twin Falls Times News, a daily newspaper printed in Twin Falls, Twin Falls County, Idaho, on June 2, 1955, and June 9, 1955, and also posted on the front door of City Hall Auditorium at 321 2nd Avenue East in the City of Twin Falls, Idaho; that pursuant to said notice said election was held at the hour of 7:30 o'clock P. M. on Wednesday, the 15th day of June, 1955, at said City Hall Auditorium; that a majority of the members present voted at such election; that the names and addresses of the persons who are elected to act as first officers and directors and the expiration date of the term of office of each of such first directors and officers is as follows:

Name	Address	Office	Date Term Expires
George E. Haney,	Twin Falls, Idaho,	President	Dec. 31, 1955
Cecil C. Jones,	Twin Falls, Idaho,	Vice-President	Dec. 31, 1955
Clifford H. Hammond,	Twin Falls, Idaho,	Sec.-Treas.	Dec. 31, 1955
Arthur T. Watson,	Twin Falls, Idaho,	Director	Dec. 31, 1957
Fred G. Klinke,	Twin Falls, Idaho,	Director	Dec. 31, 1956
John C. Bishop,	Twin Falls, Idaho,	Director	Dec. 31, 1955
Gordon L. Crockett,	Twin Falls, Idaho,	Director (Past Pres.)	Dec. 31, 1955


IN WITNESS WHEREOF, we have hereunto set our hands and seals the 15th day of June, 1955.

Paul C. Luegman Charles Brown Jr. E. J. Luegman
Joseph L. Tidcock James Henderson James Henderson
David R. Hargrett Tom C. Bishop
Joseph L. Tidcock Blufford Hargrett
James J. Hansen Clinton L. Lusk
Charles W. Ball Mrs. C. A. Robinson
Robert C. Banning Frank H. Feldtman
Arthur T. Watson John J. Wolfe
J. H. Luegman Chas. L. Luegman
Charles E. Adams
P. H. Luegman

STATE OF IDAHO)
 : ss.
County of Twin Falls) ;

On this 15th day of June, 1955, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared KARL C. FREEMAN, JOSEPH L. PIDCOCK, DAVID R. HAMLETT, GORDON L. CROCKETT, LARRY J. SORENSON, CLARK W. CALL, ROBERT C. BANNING, ARTHUR T. WATSON, J. F. ARRINGTON, CHARLES E. ADAMS, R. GLENN ARRINGTON, CLAUDE BROWN, JR., JAMES VANDENBARK, JOHN C. BISHOP, CLIFFORD H. HAMMOND, CLINTON L. LUKE, SR., MRS. C.A. ROBINSON, FRANK H. FELDTMAN, JOHN WOLFE, CHARLES S. LOONEY, and GEO. E. HANEY, JR., who are persons known to me to be the persons whose names are subscribed to and who executed the foregoing Articles of Incorporation of TWIN FALLS BOARD OF REALTORS, INC., and severally acknowledged to me that they signed, sealed, executed and delivered the said Articles of Incorporation in triplicate, as their free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and seal in triplicate at Twin Falls, Idaho, the day and year in this certificate first above written.


Notary Public for State of Idaho
Residing at Twin Falls, therein
My Commission expires 10-1-57