

ARTICLES OF INCORPORATION
OF
KINDRED RIDGE HOMEOWNER'S ASSOCIATION, INC.

For Office Use Only

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

ARTICLE I - NAME

The name of the Corporation is Kindred Ridge Homeowners Association, Inc.

ARTICLE II - NONPROFIT STATUS

The Corporation is a nonprofit membership corporation.

ARTICLE III - PERIOD OF DURATION

The period of duration of the Corporation is perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The location of the Corporation is in the County of Power, and in the State of Idaho. The address of the initial registered office is 1524 Sod Farm Rd, and the name of the initial registered agent at this address is Paul I. Neibaur. Pocatello ID 83204

ARTICLE V - PURPOSES

The purposes for which the Corporation is organized and will be operated are as follows:

A. The exercise of all the powers and privileges and the performance of all the duties and obligations of the Corporation as set forth in the Bylaws for Kindred Ridge ("Property"), as amended from time to time.

B. The transaction of any or all lawful business for which corporations may be incorporated under the Idaho Nonprofit Corporation Act, subject only to limitations in the Bylaws and the amendments and supplements thereto.

C. To exercise all powers granted by law necessary and proper to carry out the foregoing purposes, including, but not limited to, the power to accept donations of money, property, whether real or personal, or any other things of 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 VI - 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 V hereof. No substantial part of the activities of the Corporation shall be for 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 provisions 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 528 of the Internal Revenue Code of 1986, as amended from time to time.

ARTICLE VII - MEMBERS

Each person or entity holding fee simple interest of record to a Lot which is a part of the Kindred Ridge area, and 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 Lot. There shall be one (1) membership in the Corporation for each Residential Lot. Members of the Corporation must be owners of Residential Lots within the Kindred Ridge area.

ARTICLE VIII - VOTING RIGHTS

The Corporation shall have Members who are owners of Residential Lots within the Kindred Ridge area. Members shall be entitled to one (1) vote for each Residential Lot owned by such Members on the day of the vote.

ARTICLE IX - BOARD OF DIRECTORS

The affairs of the Corporation shall be managed by its Board of Directors. The number of Directors serving on the Board of Directors shall be fixed in accordance with the Corporation's Bylaws. The Directors shall be elected in the manner and for the term provided in the Bylaws of the Corporation.

<u>Name</u>	<u>Title</u>	<u>Address</u>
Paul I. Neibuar	President	1524 Sod Farm Rd Pocatello, ID 83204
Heather M. Kirn	Secretary	1522 Sod Farm Rd Pocatello, ID 83204
Brock A. Neibaur	Treasurer	1517 Sod Farm Rd Pocatello, ID 83204
Jose H. Barboza	Director	1519 Sod Farm Rd Pocatello, ID 83204

Paul Eric Neibaur

Director

1527 Sod Farm Rd
Pocatello, ID 83204

ARTICLE X - ASSESSMENTS

Each Member shall be liable for the payment of Assessments provided for in the Bylaws of the Corporation.

ARTICLE XI - DISTRIBUTION ON DISSOLUTION

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, distribute all the assets of the Corporation to the members prorated in accordance with their respective membership interests.

ARTICLE XII - INCORPORATOR

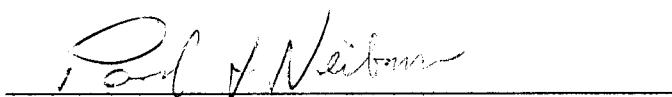
The name and street address of the incorporator is Paul I. Neibaur, 1524 Sod Farm Road, Pocatello, ID 83201.

ARTICLE XIII - BYLAWS

Provisions for the regulation of the internal affairs of the Corporation shall be set forth in the Bylaws. The Board of Directors of the Corporation shall be authorized to amend the Corporation's Bylaws at a properly noticed special or regular meeting of the Board of Directors. These Articles of the corporation shall not be amended or otherwise changed or interpreted to be inconsistent with the Kindred Ridge Homeowner's Association Bylaws.

The undersigned, acting as incorporator of a nonprofit corporation under the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code ("Act"), adopts the following Articles of Incorporation:

DATED this 1 day of June, 2022.



Paul I. Neibaur

STATE OF IDAHO)
) ss.
County of Bannock

On this 1, day of June, in the year 2022, before me, a Notary Public in and for the State of Idaho, personally appeared Paul I. Neibaur, known or identified to me, and who subscribed said name to the foregoing instrument, and acknowledged 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 first above written.



Notary Public for Idaho

Residing at: *Pocatello*

My commission expires: *5/27/23*

