

**RESTATED ARTICLES OF INCORPORATION OF COUNTRY CLUB ESTATES
PHASE IV HOMEOWNERS ASSOCIATION, INC.
(A Non-Profit Corporation)**

KNOW ALL PERSONS BY THESE PRESENTS, the undersigned, does hereby certify the following Restated Articles of Incorporation, a non-profit corporation, under and pursuant to the laws of the State of Idaho, namely Title 30, Chapter 3 of the Idaho Code:

ARTICLE I: NAME

The name of this corporation shall be COUNTRY CLUB ESTATES DIVISION 4 HOMEOWNERS ASSOCIATION, INC. ("Association" herein).

ARTICLE II: PURPOSES

The purpose for which the Association is organized is to assure and secure proper operation and maintenance of a secondary irrigation water system and other matters incident to facilitating harmonious and mutually beneficial living conditions of homeowners in a residential subdivision, and any and all other things incident to or conducive of the aforesaid objectives, or any of them, and exercise all other usual and lawful powers pursuant to the Idaho Nonprofit Corporation Act.

ARTICLE III: DIRECTORS

The Board of Directors of the Association shall consist of three (3) members, unless otherwise modified from time to time by the bylaws of the Association. All directors must be members of the Association. At the 2013 annual meeting, the Board of Directors shall be elected by the membership for staggered terms of one, two and three years. The person receiving the highest number of votes shall serve the three year term; the person receiving the second highest number of votes shall serve the two year term; and the person receiving the next highest number of votes shall serve the one year term. Thereafter, each person elected to the Board of Directors shall be elected to a three year term by the members at the annual membership meeting and shall hold office until his or her successor has been elected and qualified, or until his or her resignation or removal.

ARTICLE IV: ASSOCIATION AND REGISTERED AGENT'S ADDRESS

The location of the registered office of the Association is 33 Bannock Street, Malad City, Idaho 83252 and Bruce Lowry shall serve as the registered agent of the Association at that office. The location, post office address or the registered agent may be changed from time to time by the Association's board of directors.

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STATE OF IDAHO

ARTICLE V: MEMBERS

● The membership of this Association shall consist of the lot owners of the fifty six (56) lots described in the final plat of Country Club Estates Division 4 which is recorded as Instrument No. 245349 in the official records of Franklin County, Idaho. The members shall be subject to the following documents as they may be, from time to time, modified or amended; (i) Association bylaws, (2) covenants, conditions and restrictions recorded in the records of Franklin County, Idaho and (3) any regulations adopted by the Board of Directors.

Each member shall be entitled to one (1) vote on each matter submitted to a vote at a meeting of the members.

The Board of Directors as provided in the bylaws, shall, from time to time, levy equal assessments upon each members lot or lots in amounts necessary to fulfill the purposes of the Association. Delinquent assessments may be enforced by civil action, they may be secured by a lien upon the real property which the respective members rights are appurtenant and they result in disconnection of the secondary irrigation water system from the delinquent members real property.

ARTICLE VI: DISSOLUTION

The Association may be dissolved and its assets distributed, as provided by Idaho Code 30-3-113(1)(F)(ii).

ARTICLE VII: DIRECTORS

The names and addresses of the current directors of the Association are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Bruce Lowry	33 Bannock Street Malad, ID 83252
Blake Marchant	33 Bannock Street Malad, ID 83252
Mont Poulson	371 East Eagle Way Preston, ID 83263

ARTICLE VIII: LIMITATION OF DIRECTOR LIABILITY

The personal liability of a director, to the Association or its members, for monetary damages for any action taken or failure to take action as a director, is eliminated or limited to the

full extent provided for by Idaho Code Sections 30-1-202(2)(d) and 30-3-85(5).

Further, this Association shall be obligated to indemnify a director or directors, from personal liability to any person, for any action taken or failure to take action, as a director, to the full extent provided for by Idaho Code Sections 30-1-202(2)(e) and 30-3-85(5) as now enacted or as hereafter amended.

ARTICLES IX: AMENDMENT

These Restated Articles may be altered, amended or restated when adopted by the members at any annual or any special meeting of the Association called for that purpose in the following manner:

1. A copy of the amendment or summary of amendment to be approved by the members shall be included in the notice of the meetings.
2. At the meeting at which a quorum of members is present, pursuant to the Association bylaws, alteration, amendment or restatement of these Articles must be approved by two-thirds (2/3rds) of the votes cast by the members present at the meeting or by members having a majority of the voting powers, whichever is less.
3. The changes approved by the members shall take effect when filed with the Idaho Secretary of State.


ARTICLE X

The Association has 56 memberships, each of which is entitled to cast one vote on amendments. These Restated Articles of Incorporation were adopted with the consent of 53 of the total 56 votes at the annual meeting of members on January 16, 2012 and shall take effect when filed with the Idaho Secretary of State.

IN WITNESS WHEREOF, the undersigned President of Country Club Estates Division 4 Homeowners Association, Inc., has executed and the Secretary has attested these Restated Articles of Incorporation this 16th day of January, 2012.

**COUNTRY CLUB ESTATES DIVISION
4 HOMEOWNERS ASSOCIATION,
INC.**

ATTEST:


Heidi Hubbard, Secretary

By:


Bruce Lowry, President