

**ARTICLES OF INCORPORATION  
OF**

**OLD MAPLE COURT HOMEOWNER'S ASSOCIATION INC.**

**FILED EFFECTIVE**  
2014 NOV 14 AM 9:45  
SECRETARY OF STATE  
STATE OF IDAHO

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"). Capitalized terms not otherwise defined herein, shall have the meaning given to them in the Declaration of Covenants, Conditions and Restrictions for Old Maple Court, P.U.D. as recorded with the Gem County Recorder's Office, Instrument No. 222423 on May 15, 2002 ("Declaration").

**ARTICLE I - NAME OF THE CORPORATION**

The name of the Corporation is OLD MAPLE COURT HOMEOWNER'S ASSOCIATION INC. ("Association").

**ARTICLE II - STATUS**

The Corporation is a nonprofit 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 City of Emmett, County of Gem, and in the State of Idaho. The address of the initial registered office is 2353 Sunrise Street, Emmett ID 83617, and the name of the initial registered agent at this address is Jay L. Jensen.

**ARTICLE V - PURPOSES AND POWERS OF THE ASSOCIATION**

A. The purpose of the Corporation shall be to:

1. Enforce and carry out the provisions of the Declaration, said Declaration being incorporated herein as if set forth in full, and of the Plat as recorded

with the Gem County Recorder's Office, at Page 39, Book 3 of the Book of Plats ("Plat"), said Plat being incorporated herein as if set forth in full;

2. Enforce and carry out the provisions of the bylaws, rules and regulations of the Association; and

3. Maintain and protect the real property described in the Declaration and Plat.

B. The Association shall have and shall exercise all other rights and powers necessary and convenient to carry out its purpose including, without limitation, those general powers set forth in the Idaho Nonprofit Corporation Act.

C. The Association, through its Board of Directors, shall have the authority to:

1. enforce the Declaration;
2. make improvements pursuant to the Declaration and Plat;
3. levy and collect assessments from the Members;
4. enter into contracts as may be necessary or desirable to carry out the provisions of the Declaration, these Articles, and the bylaws;
5. open and close bank accounts in the Association's name;
6. establish procedures and policies necessary or deemed desirable to provide for the general welfare of the Members in accordance with the Declaration;
7. place liens on the real property of Owners of Lots who fail to pay dues and assessments, and to enforce such liens through judgment and foreclosure.

#### **ARTICLE VI - MEMBERSHIP**

Every person or entity who is a record owner of a Lot within the subdivision shall be a member of the Corporation. The foregoing is not intended to include persons or entities that hold an interest in a residential unit as security for the performance of an obligation. Membership shall be appurtenant to and shall not be separated from the ownership of any residential unit which is subject to assessment by the Corporation.

## **ARTICLE VII - VOTING RIGHTS**

Each member of the Corporation shall be entitled to vote in accordance with the Declaration.

## **ARTICLE VIII - BOARD OF DIRECTORS**

The initial Board of Directors shall be comprised of three (3) members. The names and street addresses of the persons constituting the initial Board of Directors are:

<u>NAME</u>	<u>ADDRESS</u>
Jay L. Jensen	2353 Sunrise Street, Emmett ID 83617
Lucinda Jensen	2353 Sunrise Street, Emmett, ID 83617
Cheryl Morgan	1102 E. 1 <sup>st</sup> Street, Emmett, ID 83617

## **ARTICLE IX - AMENDMENT OF ARTICLES**

Amendments to these Articles shall require the assent of those Members casting two-thirds (2/3) of the votes of the Corporation at any regular members' meeting or a special meeting called specifically for that purpose.

## **ARTICLE X - DISSOLUTION**

If the Corporation is dissolved, the assets of the Corporation shall be divided pro rata among the Owners of Lots.

## **ARTICLE XI - INCORPORATOR**

The name and street address of the incorporator is Jay L. Jensen, 2353 Sunrise Street, Emmett ID 83617.


DATED this 13 day of November, 2014.

IDAHO SECRETARY OF STATE

**11/14/2014 05:00**

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1@ 30.00 = 30.00 INC NONP #2

  
Jay L. Jensen