

**Department of State.**

**CERTIFICATE OF INCORPORATION  
OF**

TOWLE SUBDIVISION OWNERS' ASSOCIATION, INC.

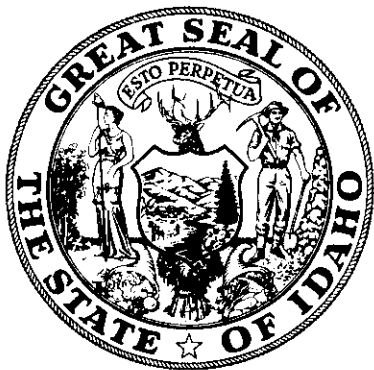
I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of \_\_\_\_\_

TOWLE SUBDIVISION OWNERS' ASSOCIATION, INC.

duly signed pursuant to the provisions of the Idaho Nonprofit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Incorporation and attach hereto a duplicate original of the Articles of Incorporation.

Dated February 11, 19 82.



*Pete T. Cenarrusa*

SECRETARY OF STATE

*Genny Purusa*

Corporation Clerk

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ARTICLES OF INCORPORATION  
OF '82 FEB 11 PM 3 29

TOWLE SUBDIVISION OWNERS' ASSOCIATION, INC.  
SECRETARY OF STATE

The undersigned, acting as the incorporator of a corporation under the Idaho Nonprofit Corporation Act, adopts the following Articles of Incorporation for such corporation:

FIRST: The name of the corporation is TOWLE SUBDIVISION OWNERS' ASSOCIATION, INC., herein called the "Association."

SECOND: The period of its duration shall be perpetual.

THIRD: No part of the income of the Association shall be distributable to its members, directors or officers.

FOURTH: The general purpose of the Association is to further and promote the community welfare of property owners in the Towle Subdivision, herein called the "Subdivision," which is a subdivision now or hereafter formed, platted and located in Boise County, Idaho, and encompasses the following described property:

A tract of land situated in the Southeast  $\frac{1}{4}$  of Section 17, Township 6 North, Range 6 East, Boise Meridian, Boise County, Idaho, described as follows:

Commencing at a found brass cap monumenting the South  $\frac{1}{4}$  corner of said Section 17, thence along the southerly line of said Section 17 N89°41'21" E. a distance of 2616.51 feet to a found brass cap monumenting the Southeast Corner of said Section 17, said brass cap being the REAL POINT OF BEGINNING.

Thence leaving the southerly line of said Section 17 along the easterly line of said Section 17 N00°19'02" W a distance of 1618.78 feet to a set steel pin at the intersection of said easterly line with the southeasterly mean high-water line of Mores Creek,

Thence leaving said easterly line along said mean high-water line the following courses:

S60°17'00"W a distance of 320.38 feet to a set steel pin,

Thence S88°53'00"W a distance of 83.75 feet to a set steel pin,

Thence S87°37'00"W a distance of 135.37 feet to a set steel pin,

Thence leaving said mean high-water line N13°29'05"W a distance of 77.20 feet to a set steel pin on the southeasterly right-of-way of Idaho State Highway 21,

Thence along said southeasterly right-of-way, southwesterly a distance of 120.44 feet along the arc of a non-tangent circular curve concave to the southeast, said curve having a radius of 867.20 feet, a central angle of 7°57'26" and a long chord which bears S72°32'12"W a chord distance of 120.34 feet to a set steel pin,

Thence leaving said southeasterly right-of-way S21°26'31"E a distance of 64.31 feet to a set steel pin on the southeasterly mean high-water line of said Mores Creek,

Thence along said southeasterly mean high-water line the following courses:

S48°11'00"W a distance of 91.46 feet to a set steel pin,

Thence S83°03'00"W a distance of 155.78 feet to a set steel pin,

Thence S43°51'00"W a distance of 70.75 feet to a set steel pin,

Thence S17°36'00"E a distance of 109.11 feet to a set steel pin,

Thence S24°29'00"W a distance of 110.98 feet to a set steel pin,

Thence S70°36'00"W a distance of 93.30 feet to a set steel pin,

Thence S08°24'00"E a distance of 150.62 feet to a set steel pin,

Thence S37°19'00"W a distance of 93.10 feet to a set steel pin,

Thence S36°12'00"W a distance of 61.93 feet to a set steel pin,

Thence  $S08^{\circ}20'00''W$  a distance of 117.22 feet to a set steel pin,  
Thence  $S26^{\circ}34'00''W$  a distance of 165.45 feet to a set steel pin  
Thence  $S45^{\circ}26'00''W$  a distance of 136.15 feet to a set steel pin at the intersection of said mean high-water line with the southeasterly right-of-way of said Idaho State Highway 21.  
Thence leaving said mean high-water line along said southeasterly right-of-way, southwesterly a distance of 55.53 feet along the arc of a non-tangent circular curve concave to the northwest, said curve having a radius of 623.70 feet, a central angle of  $5^{\circ}06'04''$  and a long chord which bears  $S27^{\circ}04'58''W$  a chord distance of 55.51 feet to a set steel pin at the intersection of said southeasterly right-of-way with the southeasterly mean high-water line of said Mores Creek,  
Thence leaving said southeasterly right-of-way along said southeasterly mean high-water line  $S21^{\circ}19'00''W$  a distance of 102.62 feet to a set steel pin,  
Thence leaving said southeasterly mean high-water line  $N51^{\circ}19'52''W$  a distance of 22.87 feet to a set steel pin on the southeasterly right-of-way of Idaho State Highway 21,  
Thence along said southeasterly right-of-way the following courses:  
Southwesterly a distance of 145.47 feet along the arc of a non-tangent circular curve concave to the northwest, said curve having a radius of 623.70 feet, a central angle of  $13^{\circ}21'47''$  and a long chord which bears  $S45^{\circ}21'02''W$  a chord distance of 145.14 feet to a set steel pin,  
Thence  $S52^{\circ}02'12''W$  a distance of 246.30 feet to a set steel pin,  
Thence southwesterly a distance of 86.29 feet along the arc of a circular curve concave to the southeast, said curve having a radius of 666.80 feet, a central angle of  $7^{\circ}24'53''$  and a long chord which bears  $S48^{\circ}19'46''W$  a chord distance of 86.23 feet to a set steel pin at the intersection of said southeasterly right-of-way with the southerly line of said Section 17,  
Thence leaving said southeasterly right-of-way along said southerly line  $N89^{\circ}41'21''E$  a distance of 1689.60 feet to the REAL POINT OF BEGINNING.

The Association shall have the power and authority to provide for the maintenance, repair and up keep of the roads together with any common areas and easements conveyed to and accepted by it and any additions of real property to the subdivision.

The Association shall have the authority to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for the TOWLE SUBDIVISION and recorded or to be recorded in the office of the Boise County Recorder, Boise County, Idaho, and as the same may be amended from time to time as therein provided;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(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 Association;

(d) Exercise all of the powers and privileges given to a corporation under the Idaho Non-Profit Corporation Act.

FIFTH: The Association shall have two classes of voting membership:

Class A. Class A members shall be all owners of lots in the Subdivision, with the exception of the Grantor under the Declaration of Covenants, Conditions and Restrictions, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be

members; however, the vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. The Class B member or members shall be the Grantor under the Declaration of Covenants, Conditions and Restrictions. The Grantor shall be entitled to three votes for each lot owned. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in Class A Membership shall equal the total votes outstanding in the Class B membership.

Every person or entity who is a record owner of a fee or undivided fee interest in any lot in the Subdivision, including contract buyers, shall be a member of the corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation, including contract sellers. Membership shall be appurtenant to and may not be separated from ownership of any lot in the Subdivision.

SIXTH: The affairs of the Association shall be managed by a Board of Directors which shall consist of three individuals. Members of the Board of Directors need not be members of the corporation. The number of Directors may be changed by amendment of the By-Laws of the corporation. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
R. Roland Towle	1500 E. Amity Boise, Idaho 83705
Edith M. Towle	1500 E. Amity Boise, Idaho 83705

Ralph R. Towle

2405 Wyoming  
Boise, Idaho 83706

Each Director shall serve until the first annual meeting of members or until their successors are elected and shall qualify.

SEVENTH: The address of the initial Registered Office of the Association is 1500 E. Amity, Boise, Idaho 83705. The name of the initial Registered Agent at such address is R. Roland Towle.

EIGHTH: The name and street address of the incorporator is: R. Roland Towle, 1500 E. Amity, Boise, Idaho 83705.

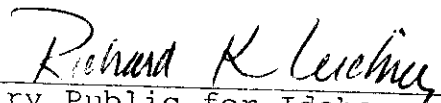
DATED this 21 day of January, 1982.



R. Roland Towle

STATE OF IDAHO           )  
                                  : ss.  
County of Ada            )

The undersigned a Notary Public does hereby certify that on this 21 day of January, 1982, personally appeared before me R. ROLAND TOWLE, who being by me first duly sworn declared that he is the person who signed the foregoing document as incorporator and that the statements contained therein are true.



Notary Public for Idaho  
Residing at Boise, Idaho