



CERTIFICATE OF INCORPORATION  
OF

**PAR ESTATES HOMEOWNER'S ASSOCIATION, INC.**

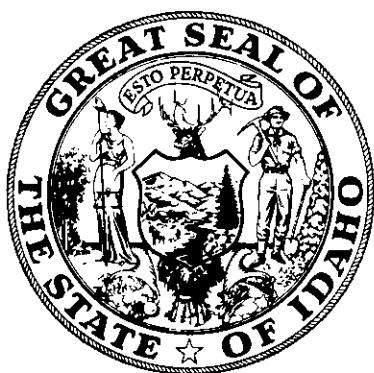
I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, hereby certify that duplicate originals of Articles of Incorporation for the incorporation of \_\_\_\_\_

**PAR ESTATES HOMEOWNER'S 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 August 10, \_\_\_\_\_, 19 84.



*Pete T. Cenarrusa*  
SECRETARY OF STATE

\_\_\_\_\_  
Corporation Clerk

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ARTICLES OF INCORPORATION  
OF  
SECRETARY OF  
STATE

PAR ESTATES HOMEOWNER'S ASSOCIATION, INC.

The undersigned, acting as incorporators of a corporation under the Idaho Non-Profit Corporation Act, adopt the following Articles of Incorporation for such corporation:

ARTICLE I

NAME

The name of the corporation is Par Estates Homeowner's Association, Inc.

ARTICLE II

NON-PROFIT CORPORATION

The corporation formed hereby is a non-profit corporation.

ARTICLE III

DURATION

The period of its duration is perpetual.

ARTICLE IV

PURPOSES

The purposes for which the corporation is organized are:

a. To promote the recreation, health, safety and welfare of the residents and owners of property in R & R Subdivision No. One and R & R Subdivision No. Two.

b. To own, supervise, manage, distribute and control the community water system for the members of this association and to acquire, maintain, expand, improve and repair water sources and systems and conduct all business necessary or instrumental to the same.

c. To own, supervise, manage and control the subdivision entry park area, tennis court, well lots, golf course access paths and any other common ground belonging to the association.

1 d. To supervise, manage and control a street lighting  
2 system for the members of the association and to acquire, maintain,  
3 expand and improve said system and conduct all business necessary or  
4 instrumental to same.

5 e. To make assessments and charges to members of the  
6 association for any or all of the real estate, personal property,  
7 systems and appurtenances furnished in connection therewith, and  
8 which assessments and charges shall be disbursed by the association  
9 only in payment for expenses in connection with the property of the  
10 association.

11 f. To collect and enforce payment by any lawful means all  
12 charges or assessments pursuant to the terms of the By-Laws and these  
13 Articles.

14 g. To perform any lawful act necessary or advisable in the  
15 furtherance of the association and permitted by non-profit  
16 corporations.

## 17 ARTICLE V

### 18 MEMBERSHIP

19 The membership of the association shall consist of all  
20 property owners in the R & R Subdivision No. One and R & R Subdivision  
21 No. Two.

22 Every person who acquires title, legal or equitable, to any  
23 lot shall become a member of the association under such regulations  
24 as provided by these Articles and any By-Laws of the association;  
provided, however, that such membership is not intended to apply to  
those persons who hold an interest in any lot merely as security for  
the performance of an obligation. A contract purchaser shall be a  
member of the association in lieu of and in the place of a contract  
seller. Each membership is, and shall be appurtenant to the title to  
the particular lot and shall pass with the transfer of title to the  
same or with a contract of purchase to transfer title. Such ownership  
shall be the sole qualification for membership and shall  
automatically commence upon a person becoming such owner and shall  
automatically terminate and lapse when such ownership in said  
property shall terminate or be transferred.

Membership shall not be subject or conditioned upon  
approval of the Board of Directors or other members, and there can be  
no expulsion of a member or cancellation of voting rights of such  
member so long as he is so qualified as a voting member.

1 Voting may be by proxy in writing, dated and signed by a  
2 member; provided, however, no such proxy shall be valid beyond eleven  
3 (11) months after its execution, nor binding upon a transferee of an  
4 improved property from the person executing such proxy.

5 The association shall be the body charged with the overall  
6 management, operation and supervision of the properties of the As-  
7 sociation, and each lot owner delegates full authority to the cor-  
8 poration for this purpose.

#### 9 ARTICLE VI

##### 10 BOARD OF DIRECTORS

11 a. The affairs of the association shall be managed by a  
12 Board of Directors consisting of five (5) directors, all of whom,  
13 shall be members in good standing of the association. The number,  
14 qualifications, term of office, manner of election, powers and duties  
15 of such directors shall be such as may be prescribed by law, these  
16 Articles and such By-Laws as may from time to time be in force.

#### 17 ARTICLE VII

##### 18 OFFICERS

19 The Board of Directors shall appoint a minimum of three (3)  
20 officers; a President, Vice President and a Secretary-Treasurer and  
21 as many officers and agents as they may deem necessary to conduct the  
22 business of the corporation.

#### 23 ARTICLE VIII

##### 24 ASSESSMENTS

The Board of Directors shall have the power to levy  
assessments on the members in the manner and for the purposes set  
forth in the By-Laws.

#### ARTICLE IX

##### INVALIDATION

Invalidation of any of these Articles by judgment or court  
order shall in no wise affect any of the other provisions, which shall  
remain in full force and effect.

ARTICLE X

## ENFORCEMENT

1  
2 The association or any owner or the owner of any recorded  
3 mortgage upon any part of said property shall have the right to  
4 enforce, by any proceedings at law or in equity, all restrictions,  
5 conditions, reservations, liens and charges now or hereafter imposed  
6 by the provisions of these Articles. Failure by the association, or  
7 by any owner to enforce any restriction herein contained shall in no  
8 event be deemed a waiver of the right to do so thereafter.

ARTICLE XI

## ARTICLES' CONTROL

9 In case of conflict between the Articles of Incorporation  
10 and the By-Laws, the Articles of Incorporation shall control.

ARTICLE XII

## INCORPORATORS

11 The name and address of each incorporator<sup>and initial directors</sup> is as follows:

| <u>NAME</u>          | <u>ADDRESS</u>              |
|----------------------|-----------------------------|
| Dr. Gerald B. Conger | Route 7, Caldwell, ID 83605 |
| Lynn Wilson          | Route 7, Caldwell, ID 83605 |
| Scott Holloway       | Route 7, Caldwell, ID 83605 |
| Ed Engert            | Route 7, Caldwell, ID 83605 |
| Jim Reams            | Route 7, Caldwell, ID 83605 |

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13  
14  
15  
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18  
19 The street address of the initial registered office of the  
20 corporation and the name of the initial registered agent of the  
21 corporation is Dr. Gerald B. Conger, Route 7, Caldwell, ID 83605.  
22  
23  
24

Dated this 3rd day of August, 1984.

Lynn E. Wilson

Ed Engert

Gerald B. Conger

Jim E. Reams

Scott Holloway

STATE OF IDAHO )

County of Canyon )

) ss.

On this 3rd day of August, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared GERALD B. CONGER, LYNN WILSON, SCOTT HOLLOWAY, ED ENGERT and JIM REAMS, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Paul A. Heston  
Notary Public for Idaho  
Residing at Caldwell, Idaho