

# State of Idaho

## Department of State

### CERTIFICATE OF INCORPORATION OF

LEIGH CREEK ESTATES SUBDIVISION  
HOMEOWNER'S ASSOCIATION, INC.

File Number C 115718

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 LEIGH CREEK ESTATES SUBDIVISION 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: July 11, 1996



*Pete T. Cenarrusa*  
SECRETARY OF STATE

By

*[Signature]*

**ARTICLES OF INCORPORATION**  
**OF**  
**LEIGH CREEK ESTATES SUBDIVISION**  
**HOMEOWNER'S ASSOCIATION, INC**

**JUL 11 8 38 AM '95**  
**SECRETARY OF STATE**  
**STATE OF IDAHO**

We, the undersigned residents of the State of Idaho, being 18 years or more of age, do hereby associate ourselves together for the purpose of forming a corporation under the Idaho Non-Profit Corporation Act.

**ARTICLE I**

**Name**

The name of the corporation shall be LEIGH CREEK ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, INC.

**ARTICLE II**

**Non-Profit Corporation**

The corporation is a non-profit corporation.

**ARTICLE III**

**Duration**

The duration of this corporation shall be perpetual.

**ARTICLE IV**

**Purposes**

To promote the health, safety, and welfare of all persons, firms and corporations owning property in LEIGH CREEK ESTATES SUBDIVISION according to the plat thereof, recorded in the records of Teton County, Idaho, such purposes include, but are not limited to: the improvement and maintenance of the common areas, the upkeep of all vacant and unimproved lots, the enforcement of conditions, covenants, and restrictions on and appurtenant to said property, to acquire, own, or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes, to do any and all things necessary to promote the general welfare of the residents

**SECRETARY OF STATE**  
**DATE 07/11/1995 0900 10015**

ARTICLES OF INCORPORATION - LEIGH CREEK ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION, INC.  
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and owners of any portions of the LEIGH CREEK ESTATES SUBDIVISION, to arrange social and recreational functions for its members, and to exercise any and all powers that may be delegated to it from time to time by the owners of real property in the tract. This corporation shall not engage in political activity or pursue political purposes of any kind or character.

## **ARTICLE V**

### **Membership**

The corporation shall be comprised of two classes of members, which classes shall be comprised of all persons, firms, partnerships, corporations and other entities meeting the qualifications for membership specified in the Bylaws adopted by the corporation and shall have all the right of membership designated therein. Evidence of membership shall be made by the corporation issuing a certificate of membership to each duly qualified member. The members of the corporation shall not be personally liable for the debts, liabilities, or obligations of the corporation. The management of the corporation shall be vested in its Board of Directors and not in the members and the authority of said Board of Directors shall be as set forth in the Bylaws of the corporation.

## **ARTICLE VI**

### **Assessments**

Assessments may be levied upon all members. The Board of Directors is authorized to fix the amount thereof from time to time, and make them payable at such times or intervals, and upon such notice, and by such methods as the Directors may prescribe. Assessments may be made enforceable by action or by the forfeiture of membership, or both, upon notice given in writing twenty (20) days before commencement of such action or such forfeiture. Assessments may be secured by a lien upon real property to which membership rights are appurtenant.

## **ARTICLE VII**

### **Registered Office and Agent**

The address of this corporation's initial registered office and the name of its original registered agent at such address is:

Joyce Gaebel  
153 Leigh Creek Estates Road  
P. O. Box 310  
Driggs, Idaho 83422

## **ARTICLE VIII**

### **Directors**

The number of directors constituting the initial Board of Directors of the corporation is three (3). The names and addresses of the persons who are to serve as initial directors are as follows:

<b>Name</b>	<b>Addresses</b>
<b>George Thompson</b>	<b>P. O. Box 4158 Jackson, Wyoming 83001 Phone: (307) 733-5160</b>
<b>Joyce Gaebel</b>	<b>P. O. Box 310 Driggs, Idaho 83422 Phone: (208) 456-2295</b>
<b>Cathleen Wade</b>	<b>P. O. Box 964 Driggs, Idaho 83422 Phone: (208) 456-2937</b>

## **ARTICLE IX**

### **Incorporators**

The names and addresses of the persons forming this corporation are as follows:

<b>Name</b>	<b>Addresses</b>
<b>George Thompson</b>	<b>P. O. Box 4158 Jackson, Wyoming 83001 Phone: (307) 733-5160</b>
<b>Joyce Gaebel</b>	<b>P. O. Box 310 Driggs, Idaho 83422 Phone: (208) 456-2295</b>



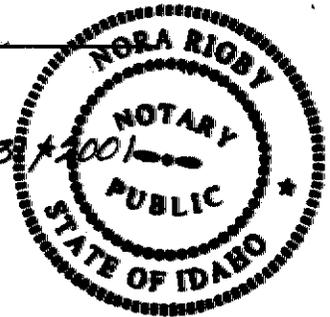
STATE OF IDAHO )

: ss.

County of Teton )

On this 22<sup>nd</sup> day of ~~March~~ <sup>April</sup>, in the year of 1996, before me, a Notary Public in and for said State, personally appeared JOYCE GAEBEL, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Nora Rigby  
Notary Public for Idaho  
Residing at: Driggs, Id.  
My Commission expires: 3/31/2001



STATE OF IDAHO )

: ss.

County of Teton )

On this 24 day of ~~March~~ <sup>June</sup>, in the year of 1996, before me, a Notary Public in and for said State, personally appeared CATHLEEN WADE, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Nora Rigby  
Notary Public for Idaho  
Residing at: Driggs  
My Commission expires: 3/31/2001

