



Department of State.

CERTIFICATE OF INCORPORATION

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, and legal custodian of the corporation records of the State of Idaho, do hereby certify that the original of the articles of incorporation of

Lava Ranch Property Owners' Association, Inc.

was filed in the office of the Secretary of State on the *16th* day of *January* A. D. One Thousand Nine Hundred *Seventy-eight* and *will be* / is duly recorded on ~~Film~~-No. *microfilm* of Record of Domestic Corporations, of the State of Idaho, and that the said articles contain the statement of facts required by Section 30-103 and Sections 30-1001 to 30-1005, inclusive, Idaho Code.

I FURTHER CERTIFY, That the persons executing the articles and their associates and successors are hereby constituted a corporation, by the name hereinbefore stated, for *perpetual existence* from the date hereof, with its registered office in this State located at *Lava Hot Springs, Idaho* in the County of *Bannock* and as such are subject to the rights, privileges and limitations granted to Non-Profit Cooperative Associations as provided in Chapter 10, Title 30, Idaho Code.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State. Done at Boise City, the Capital of Idaho, this *16th* day of *January* A.D., 19 *78*.

Secretary of State.

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ARTICLES OF INCORPORATION

OF

STATE

LAVA RANCH PROPERTY OWNERS' ASSOCIATION, INC.

(A corporation not for profit)

We, the undersigned, natural persons of the age of 21 years or more, acting as incorporators of a corporation under the Idaho Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the corporation is Lava Ranch Property Owners' Association, Inc., hereinafter referred to as the "Association."

ARTICLE II

The Association does not afford pecuniary gain, incidentally or otherwise, to its members.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose for which the Association is organized is to promote and develop the common good and social welfare of holders of interests in real property which may be developed by Lava Ranch, a partnership, or by any of its successors or assigns, hereinafter called the "Developer," on any portion or all of the land in Bannock County, State of Idaho, more particularly described as follows:

A part of Sections 19, 20 and 30, T10S, R38E, Boise Base and Meridian; beginning at the SW corner of said Section 19 and running thence $N0^{\circ}01'01''W$ 2656.98 feet along the section line to the W1/4 corner of said Section 19, thence $N0^{\circ}00'59''W$ 1318.11 feet along the section line to the SW corner of the NW1/4 of the NW1/4 of said Section 19, thence $N89^{\circ}42'29''E$ 1384.74 feet to the SE corner of the NW1/4 of the NW1/4 of said Section 19, thence $N0^{\circ}09'20''E$ 1317.46 feet to the NE corner of the NW1/4 of the NW1/4 of said Section 19, thence $N89^{\circ}44'08''E$ 1388.69 feet to the N1/4 corner of said Section 19, thence $N89^{\circ}36'56''E$ 2609.90 feet to the NE corner of said Section 19, thence East 798.14 feet, thence $S3^{\circ}28'19''E$ 371.36 feet, thence southerly along the arc of a 947.64 foot radius curve to the left 97.34 feet. (L C bears $S6^{\circ}24'53''E$ 97.30 feet), thence $S9^{\circ}21'27''E$ 207.98 feet, thence southerly along the arc of a 292.78 foot radius curve to the left 135.72 feet (L C bears $S22^{\circ}38'13''E$ 134.50 feet), thence $S35^{\circ}54'59''E$ 104.99 feet, thence southerly along the arc of a 251.29 foot radius curve to the right 160.85 feet (L C bears $S17^{\circ}34'45''E$ 158.11 feet), thence $S0^{\circ}45'29''W$ 119.97 feet, thence southerly along the arc of a 358.39 foot radius curve to the right 106.70 feet (L C bears $S9^{\circ}17'15''W$ 106.31 feet), thence $S17^{\circ}49'W$ 95.99 feet, thence southerly along the arc of a 264.16 foot radius curve to the left 90.46 feet (L C bears $S8^{\circ}00'23''W$ 90.02 feet), thence $S1^{\circ}48'14''E$ 211.78 feet, thence southerly along the arc of a 430.06 foot radius curve to the right 208.18 feet (L C bears $S12^{\circ}03'50''W$ 206.15 feet), thence $S25^{\circ}55'54''W$ 321.38 feet, thence southerly along the arc of a 662.56 foot radius curve to the right 206.16 feet (L C bears $S34^{\circ}50'45''W$ 205.33 feet, thence $S43^{\circ}45'36''E$ 447.90 feet, thence southerly along the arc of a 186.98 foot radius curve to the left 164.84 feet (L C bears $S18^{\circ}30'16''W$ 159.55 feet), thence $S83^{\circ}14'56''W$ 50.00 feet, thence $N67^{\circ}44'11''W$ 272.77 feet, thence $S14^{\circ}00'W$ 935.24 feet, thence $S19^{\circ}00'E$ 680.20 feet to the East line of Section 19, thence $S0^{\circ}11'41''E$ 1040.08 feet to the SE corner of said Section 19, thence $S89^{\circ}30'10''W$ 748.29 feet along the section line, thence $S0^{\circ}11'41''E$ 424.68 feet, thence $S89^{\circ}30'10''W$ 1124.74 feet, thence $N36^{\circ}00'W$ 254.97 feet, thence $S54^{\circ}16'05''W$ 362.83 feet, thence westerly along the arc of a 73.96 foot radius curve to the right 142.07 feet (L C bears $N70^{\circ}42'W$ 121.21 feet), thence northerly along the arc of a 771.95 foot radius curve to the left 92.32 feet (L C bears $N19^{\circ}05'39''W$ 92.26 feet, thence $N22^{\circ}31'12''W$ 63.64 feet, thence northerly along the arc of a 322.40 foot radius curve to the left 137.10 feet (L C bears $N34^{\circ}42'09''W$ 136.07 feet), thence northerly along the arc of a 256.43 foot radius curve to the right 170.59 feet (L C bears $N27^{\circ}49'37''W$ 167.46 feet), thence $N8^{\circ}46'08''W$ 91.08 feet, thence $N82^{\circ}39'22''W$ 719.08 feet, thence South 210.61 feet to the South line of said Section 19, thence $S89^{\circ}30'10''W$ 2025.87 feet along the section line to the point of beginning.

Contains 673.63 acres

Also the S1/2 of the SE1/4 of Section 24, T10S, R37E, Boise Base and Meridian.

Contains 80 acres

Also the NW1/4 of the NE1/4 of Section 25, T10S, R37E, Boise Base and Meridian.

Contains 40 acres

Contains 793.63 acres total

ARTICLE V

The members of the Association shall be limited to purchasers of lots or parcels who shall be admitted to membership in the Association upon acquiring such lots or parcels. Appurtenant to each lot or parcel shall be one (1) membership which shall be entitled to one vote on all matters to be voted upon. From and after 24 months from the date the Association is formed, the Developer shall abstain from voting in any election of the Board of Directors.

ARTICLE VI

The names and addresses of the subscribers hereto are as follows:

<u>Name</u>	<u>Address</u>
Dennis F. Bullock	460 Spring Creek Road Providence, Utah 84332
R. Craig Hansen	21 North 425 East Smithfield, Utah 84335
Gloria Hansen	21 North 425 East Smithfield, Utah 84335
David Sanders	Lava Hot Springs, Idaho
Michael Weaver	Hyrum, Utah

ARTICLE VII

The affairs of the Association shall be managed by a Board of Directors which shall number not less than three (3) or more than nine (9). The Directors shall be elected by the members of

the Association and shall be elected annually. The Directors shall elect or appoint a president, vice president, secretary and treasurer. The duties of the officers shall be prescribed by the Bylaws of the Association.

ARTICLE VIII

Names of the officers who are to serve until the first election under these Articles of Incorporation shall be:

Dennis F. Bullock	President
Michael Weaver	Vice President
David Sanders	Secretary-Treasurer

ARTICLE IX

The names of the persons constituting the first Board of Directors who shall serve until the first election are:

<u>Name</u>	<u>Address</u>
Dennis F. Bullock	460 Spring Creek Road Providence, Utah 84332
R. Craig Hansen	21 North 425 East Smithfield, Utah 84335
Gloria Hansen	21 North 425 East Smithfield, Utah 84335
David Sanders	Lava Hot Springs, Idaho
Michael Weaver	Hyrum, Utah

ARTICLE X

The Bylaws of the Association shall be amended, altered or rescinded by the Board of Directors or by and not less than two-thirds of the members of the Association.

ARTICLE XI

The location and street address of the Corporation's initial registered office is as follows:

Lava Ranch Property Owners' Association
Lava Hot Springs, Idaho 83246

ARTICLE XII

Amendments to the Articles of Incorporation may be proposed by any member of the Board of Directors and adopted by a majority vote thereof.

IN WITNESS WHEREOF, the undersigned have subscribed their names respectively to the Articles of Incorporation of Lava Ranch Property Owners' Association, Inc., a corporation not for profit, on this 5th day of January, 1978.

Dennis F. Bullock
DENNIS F. BULLOCK

R. Craig Hansen
R. CRAIG HANSEN

Gloria Hansen
GLORIA HANSEN

David W. Sanders
DAVID SANDERS

Michael Weaver
MICHAEL WEAVER

STATE OF ~~UTAH~~ IDAHO)
COUNTY OF ~~SALT LAKE~~ BANNOCK) ss.

I, LARRY R. HILLIARD, a Notary Public, hereby certify that on the 5th day of January, 1978, Dennis F. Bullock, R. Craig Hansen, Gloria Hansen, David Sanders and Michael Weaver personally appeared before me who, being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators and that the statements therein contained are true.

My Commission Expires:
9/22/79

L.R. Hilliard
NOTARY PUBLIC
Residing at 1135 Yellowstone Ave.
Pocatello, IDAHO 83201