

FILED EFFECTIVE

ARTICLES OF INCORPORATION
OF
SKY RANCH BUSINESS CENTER SUBDIVISION OWNERS' ASSOCIATION, INC.

SECRETARY OF STATE
STATE OF IDAHO

ARTICLE I. Name: The name of the corporation is Sky Ranch Business Center Subdivision Owners' Association, Inc.

ARTICLE II. Non-Profit Corporation: The corporation is a non-profit corporation.

ARTICLE III. Duration: The period of duration of the corporation is perpetual.

ARTICLE IV. Purpose: The purposes for which the corporation is organized are: to assure the attractiveness of the individual lots and common area facilities located within Sky Ranch Business Center Subdivision; to prevent future impairments and nuisances; to preserve, protect and enhance the values and amenities of the Subdivision and to provide for the maintenance of any community capital improvements.

ARTICLE V. Powers: The Corporation shall have all the powers and privileges that may be exercised by non-profit corporations in the State of Idaho and elsewhere as approved by any state in which the corporation shall do business. In addition, the Corporation shall exercise all of the rights and privileges as set forth in the Declaration Establishing covenants, Conditions and Restrictions for Sky Ranch Business Center Subdivision, as amended from time to time (hereinafter Declaration), recorded as Instrument No. 200605697, on January 26, 2006, records of Canyon County, Idaho.

ARTICLE VI. Members: The corporation shall have at least one class of members as provided in the Declaration, Bylaws or these Articles, all as amended from time to time.

ARTICLE VII. Dissolution of Corporation: Upon dissolution of the corporation, the board of directors shall, after paying or making provision for all of the liabilities of the corporation, dispose of all of the assets of the corporation by transferring the same to such organization or organizations organized and operated as nonprofit organizations for purposes similar to the purposes of the corporation. Any such assets not so disposed of shall be disposed of by the district court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization(s) as said court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE VIII. Amendments: These articles may be amended by the board of directors at any regular or special meeting, providing written notice of the proposed amendment or amendments has been mailed to each director at that director's last known address at least ten (10) days in advance of the meeting.

The requirement of mailing may be waived either prior to or at the meeting by any director.

IDAHO SECRETARY OF STATE
12/06/2006 05:00
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ARTICLE IX. Address: The address of the corporation's initial registered office and the name of its initial registered agent as such address are as follows:

Registered Agent: James W. Hoover
Initial Registered Office: 4109 Highway 20/26
Caldwell, ID 83605

ARTICLE X. Directors: The number of directors shall be as set by the board of directors. The number of directors constituting the initial board of directors is one (3). The name and street address of the initial board of directors are as follows:

James W. Hoover P.O. Box 521 Caldwell, ID 83605	Cornel Larson 210 Murray Garden City, ID 83714
Susan Wildwood P.O. Box 6502 Boise, ID 83707	

ARTICLE XI. Incorporator. The name and street address of the incorporator is as follows:

James W. Hoover
P.O. Box 521
Caldwell, ID 83605

ARTICLE XII. Officers: The corporation shall have such officers as are determined to be appropriate by the board of directors.

ARTICLE XIII. Earnings: No part of the earnings of the corporation shall inure to the benefit of its members, directors, agents, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered, and to make payments and distributions in furtherance of the purposes set forth in these Articles.

ARTICLE XIV. Prohibited Activities: No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation and the corporation shall not participate in, or intervene (including the publishing or distribution of statements) in any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried out by (a) an organization exempt from Federal Income Tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding provision of any future Federal Tax Code, or (b) by an organization

