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DAVE BAGLEY
CAROL TIPPY VOLYN
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FACSIMILE TRANSMITTAL SHEET

FAX NO.: 232-5962

TO: Jack Robison

DATE: April 29, 2008

FROM: Lane V. Erickson

RE: Pheasant Ridge HOA
Our File No. 35737

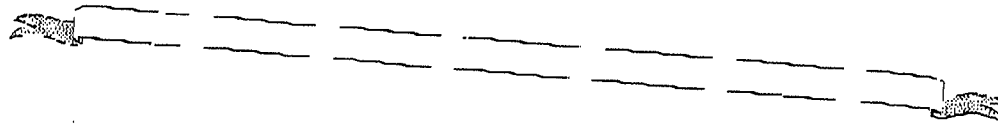
23 Pages (including this one) are being transmitted. If you do not receive all of the pages, please contact our office immediately at the above telephone number. An original:

- ☒ will NOT follow.
- ☐ will follow by mail.
- ☐ will follow by overnight courier.
- ☐ will be hand-delivered.

COMMENTS:

Attached please find the Articles of Incorporation of Pheasant Ridge HOA and Pheasant Ridge Bylaws.

CONFIDENTIALITY NOTICE: The information contained in this facsimile transmission or materials enclosed herewith are private and confidential and are the property of the sender. This information is privileged and is intended solely for the use of the individual(s) or entity(ies) named above. If you are not the intended recipient, be advised that any unauthorized disclosure, dissemination, copying, distribution, the taking of any action in reliance on the contents herein, or use in any manner of any of the contents of this telecopied information is strictly prohibited. If you are not the individual or entity named above, the receipt of this transmission is not intended to and does not waive any privilege, attorney-client or otherwise. If you have received this facsimile transmission in error, please notify us by telephone immediately (call collect if you wish) to arrange in order that we may arrange retrieval of this transmission at no cost to you. Thank you for your attention.

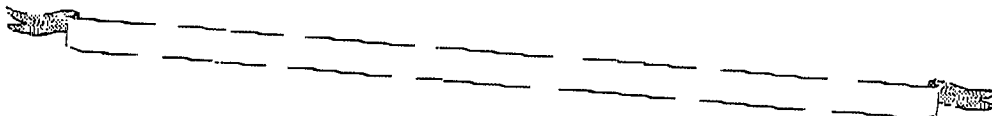


*ARTICLES OF INCORPORATION
of*

*PHEASANT RIDGE
HOMEOWNERS ASSOCIATION, INC.*

INCORPORATED UNDER THE LAWS OF THE STATE OF

IDAHO



CORP-KIT NORTHWEST, INC

FILED/EFFECTIVE

2007 OCT 17 AM 8:31

ARTICLES OF INCORPORATION

OF

PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.

AN IDAHO NONPROFIT CORPORATION

IDAHO SECRETARY OF STATE
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I, the undersigned natural person being of age eighteen (18) years or more, hereby form a nonprofit corporation, under and by virtue of the Idaho Nonprofit Corporation Act (Title 30, Chapter 3, Idaho Code) of the State of Idaho and adopt the following Articles of Incorporation for such Corporation:

ARTICLE I.

1.01. The name of the Corporation is PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.

ARTICLE II.

2.01. The period of the Corporation's duration is perpetual.

ARTICLE III.

3.01. Purpose of Corporation. The purpose of the Corporation shall be to provide for the maintenance, preservation, and architectural control of the residences, lots, and common area within that certain tract of property which is subject to the Declaration of Covenants and Restrictions for Pleasant Ridge Townhomes ("The Declaration") filed for record or to be filed for record in the County Recorder's Office of Bannock County, Idaho, and to promote the health, safety and welfare of the residents within the said property and in connection therewith the Corporation shall have and be entitled to exercise any of the powers of an Idaho non-profit corporation as provided by law, including but not limited to the following powers.

- A. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Homeowners Association (the "Association") as set forth in the Declaration as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

2

- B. To fix, levy, collect, and enforce payment by any lawful means, all charges and assessments pursuant to the terms of the Declaration, to pay all expenses in connection therewith and all office and other expenses incidental 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. To 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. To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and
- E. To dedicate, sell, or transfer all or any part of the common areas to any public agency, authority, or utility for such purposes as the Association may deem appropriate.

ARTICLE IV.

CAPITAL STOCK

- 4.01. Capital Stock. The Corporation shall not authorize or issue shares of capital stock.
- 4.02. Members. Each owner of a unit in the Pheasant Ridge Development shall be a member of the Association.

ARTICLE V.

REGISTERED OFFICE AND AGENT

- 5.01. The street address of the Corporation's initial registered office is 515 Gary Street, Pocatello, Idaho, 83201, and the name of its initial registered agent at such address is Jason A. Lyle.

ARTICLE VI.

DIRECTORS

- 6.01. Number. The number of Directors of this Corporation is not less than three (3) nor more than nine (9), as fixed from time to time by the Bylaws of the Corporation or by vote of a majority of Directors. The number of Directors constituting the initial Board of Directors of the

Corporation is three (3) and the names and addresses of the persons who are to serve as the initial Directors until their successors are elected are:

Jason A. Lyle
535 Gary Street
Pocatello, Idaho 83201

Steve L. Lyle
3875 South Highway 23
Wellsville, Utah 84339

Sid Crookston
476 East 85 South
Hyde Park, Utah 84318

6.02. Qualification and Election of Directors. Directors shall be elected at the annual meeting of the Directors and shall hold office for a period of one (1) year, or until their successors have been duly elected and qualified. A Director may hold any other office in the Corporation. Should a vacancy occur for any reason, including an increase in the number of Directors, the remaining Directors may appoint a Director to hold office during the unexpired term.

6.03. Conflicts of Interest. No contract or other transaction between this Corporation and one or more of its Directors or any other corporation, firm, association or entity in which one or more of its Directors are directors or officers or are financially interested, shall be either void or voidable because of such relationship or interest, or because such Director or Directors are present at the meeting of the Board of Directors, or a committee thereof which authorizes, approves, or ratifies such contract or transaction, or because his or their votes are counted for such purpose if: (a) the fact of such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves, or ratifies the contract or transaction by vote or consent sufficient for the purpose without counting the votes or consent of such interested Director; or (b) the contract or transaction is fair and reasonable to the Corporation. Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or committee thereof which authorizes, approves or ratifies such contract or transaction.

6.04. Removal of Directors. Any Director may be removed from office, with or without cause, by the affirmative vote of two-thirds (2/3) of the Directors. If any Director shall be removed from office pursuant to a vote of Directors as provided in this Article, the Directors of the Corporation may, at the meeting at which this removal is effected, elect such Director's successor, or the Directors may call a separate meeting at which such Director's successor shall be elected.

6.05. Limited Liability. No Director of this Corporation shall be personally liable to the Corporation or to any third party for monetary damages by reason of such Director's breach of his fiduciary or other duties to the Corporation or to any third party. Notwithstanding the foregoing

limitation, a Director is and shall continue to remain personally liable for monetary damages proximately caused by:

- A. Any breach of the Director's duty of loyalty to the Corporation;
- B. Acts or omissions undertaken by the Director not in good faith or which involve the intentional misconduct of such Director or his knowing violation of any federal, state or local law, regulation or ordinance;
- C. Actions by a Director otherwise prohibited by any provision of the Idaho Code, as amended; or
- D. Any transaction from which the Director derived an improper personal benefit, that was not disclosed to the Corporation prior to such Director's receipt or realization of such benefit.

ARTICLE VII.

OFFICERS

7.01. The officers of the Corporation may consist of a President, one or more Vice Presidents, a Secretary and a Treasurer, as determined by the Board of Directors. One person may hold more than one office as officer of the Corporation when approved by the Corporation's Board of Directors. Each officer shall be elected by a majority vote of the Board of Directors at a meeting duly held and constituted.

ARTICLE VIII.

INCORPORATOR

8.01. The name of the Incorporator and his place of residence is as follows:

Jason A. Lyle
535 Gary Street
Pocatello, Idaho 83201

ARTICLE IX.

PRINCIPAL PLACE OF BUSINESS

9.01. The principal place of business of this Corporation shall be at 535 Gary Street, Pocatello, Idaho, 83201. The business of this Corporation may be carried on in all counties of the State of Idaho, in all states of the United States, and in all territories thereof, and in all foreign countries as the Directors shall determine.

ARTICLE X.

DIRECTORS MEETING

10.01. Annual Meeting. The annual meeting of the Directors shall be held at such place and time as are prescribed in the Bylaws of the Corporation, and notice of such meeting and of any special meeting of the Directors shall be given in the manner and for the time provided in the Corporation's Bylaws.

10.02. Procedure at Meetings. At all meetings of the Directors, a majority of the Directors shall constitute a quorum, and each Director shall be entitled to one (1) vote. Should a majority not be represented at any regular or special Directors meeting, adjournments may be taken from time to time without further notice until a sufficient number of Directors are present to hold such a meeting.

ARTICLE XI.

BYLAWS

11.01. The Board of Directors by majority vote shall adopt and may from time to time amend and/or repeal Bylaws for the Corporation, not inconsistent with the Corporation's Articles of Incorporation and subject to any statutory restrictions or limitations imposed under Idaho law.

ARTICLE XII.

AMENDMENT

12.01. These Articles may be amended by the affirmative vote of a majority of the Directors present at a meeting called for that purpose upon giving of not more than thirty (30) days nor less than ten (10) days notice to all Directors; provided, however, that such a meeting may be called without notice when notice is waived in writing by all Directors of the Corporation.

ARTICLE XIII.

NOTICES

13.01. Any notices and time limitations to Directors or officers under these Articles of Incorporation or as required by the laws of the State of Idaho may be waived by such Director or officer in writing.

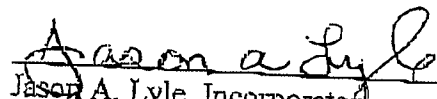
ARTICLE XIV.

DISTRIBUTION OF ASSETS UPON DISSOLUTION

14.01. In the event of a voluntary or involuntary dissolution of the Corporation, all assets of the Corporation shall be distributed as follows:

- A. All liabilities and obligations of the Corporation shall be paid, satisfied, and discharged, or adequately provided for.
- B. Any assets the Corporation holds upon a condition requiring the return, transfer, or conveyance of such asset shall be so returned, transferred, or conveyed in accordance with that requirement if the dissolution causes the condition to occur.
- C. Any remaining assets shall be returned to the Members who contributed the assets to the Corporation. Except as required to effectuate such return of assets, no assets of the Corporation shall be distributed to any of the Members or the Directors of the Corporation.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 15 day of October, 2002, and states that the signature on these Articles of Incorporation is his own act and deed and that the matters stated herein are true.


Jason A. Lyle, Incorporator

**ARTICLES OF INCORPORATION
OF
PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.
AN IDAHO NONPROFIT CORPORATION**

I, the undersigned natural person being of age eighteen (18) years or more, hereby form a nonprofit corporation, under and by virtue of the Idaho Nonprofit Corporation Act (Title 30, Chapter 3, Idaho Code) of the State of Idaho and adopt the following Articles of Incorporation for such Corporation:

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- B. To fix, levy, collect, and enforce payment by any lawful means, all charges and assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incidental 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. To 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. To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and
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Wellsville, Utah 84339

Sid Crookston
476 East 85 South
Hyde Park, Utah 84318

6.02. Qualification and Election of Directors. Directors shall be elected at the annual meeting of the Directors and shall hold office for a period of one (1) year, or until their successors have been duly elected and qualified. A Director may hold any other office in the Corporation. Should a vacancy occur for any reason, including an increase in the number of Directors, the remaining Directors may appoint a Director to hold office during the unexpired term.

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6.05. Limited Liability. No Director of this Corporation shall be personally liable to the Corporation or to any third party for monetary damages by reason of such Director's breach of his fiduciary or other duties to the Corporation or to any third party. Notwithstanding the foregoing

limitation, a Director is and shall continue to remain personally liable for monetary damages proximately caused by:

- A. Any breach of the Director's duty of loyalty to the Corporation;
- B. Acts or omissions undertaken by the Director not in good faith or which involve the intentional misconduct of such Director or his knowing violation of any federal, state or local law, regulation or ordinance;
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DIRECTORS MEETING

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ARTICLE XIV.

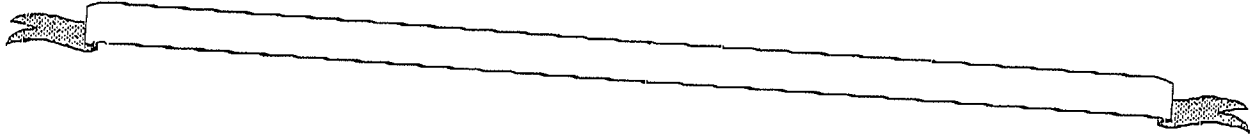
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- B. Any assets the Corporation holds upon a condition requiring the return, transfer, or conveyance of such asset shall be so returned, transferred, or conveyed in accordance with that requirement if the dissolution causes the condition to occur.
- C. Any remaining assets shall be returned to the Members who contributed the assets to the Corporation. Except as required to effectuate such return of assets, no assets of the Corporation shall be distributed to any of the Members or the Directors of the Corporation.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 1 day of October, 2002, and states that the signature on these Articles of Incorporation is his own act and deed and that the matters stated herein are true.

Jason A. Lyle, President
Jason A. Lyle, Incorporator

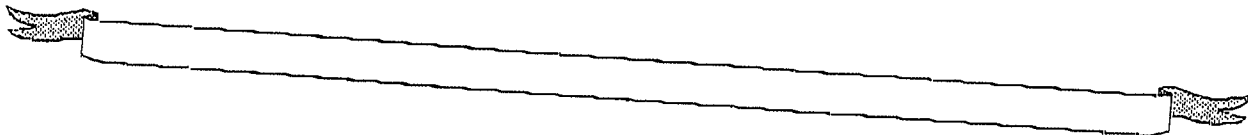


*BY-LAWS
of*

*PHEASANT RIDGE
HOMETOWNERS ASSOCIATION, INC.*

INCORPORATED UNDER THE LAWS OF THE STATE OF

IDAHO



CORP-KIT NORTHWEST, INC.

BYLAWS
OF
PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.
AN IDAHO NONPROFIT CORPORATION

ARTICLE I
OFFICE

The Board of Directors shall designate and the Corporation shall maintain a principal office. The location of the principal office may be changed by the Board of Directors. The Corporation may also have offices in such other places as the Board may from time to time designate.

The initial location of the principal office of the Corporation shall be: 535 Gary Street, Pocatello, Idaho, 83201.

ARTICLE II
BOARD OF DIRECTORS

Section 1. General Powers. The business and affairs of the Corporation shall be managed by its Board of Directors. The Board of Directors may adopt such rules and regulations for the conduct of their meetings and the management of the Corporation as they deem proper.

Without prejudice to such general powers, but subject to the same limitations, it is hereby expressly declared that the Directors shall have the power and authority to:

- A. Select and remove all officers, agents, and employees of the Corporation, prescribe such powers and duties for them as may not be inconsistent with law, with the Articles of Incorporation or these Bylaws, fix their compensation, and require from them security for faithful service.
- B. Change the principal executive office or the principal business office in the State from one location to another; cause the Corporation to be qualified to do business in any other state, territory, dependency, or foreign country and conduct business within or without the State; adopt, make and use a corporate seal, and alter the form of such seal from time to time as in their judgment they may deem best, provided that such forms shall at all times comply with the provisions of law.
- C. Borrow money and incur indebtedness for the purpose of the Corporation, and cause to be executed and delivered therefor, in the corporate name, promissory notes, deeds of trust, mortgages, pledges, hypothecations, or other evidences of debt.

Section 2. Number, Tenure and Qualifications. The number of Directors of the Corporation shall be not less than three (3) nor more than nine (9). The initial Board of Directors shall have three (3) members. The Board of Directors may modify the number of Directors on the Board by majority vote, subject to the limitations set forth above. The Directors shall hold office until the first to occur of (i) the next annual meeting of Directors is held and successor Directors duly elected or (ii) until his earlier resignation or removal as provided herein. In the event one or more annual meetings of the Directors is missed or for any reason not held, the Directors shall continue in office until their removal, as provided herein, or until their successors have been duly elected and qualified. Directors need not be residents of the State of Idaho.

Section 3. Regular Meetings. A regular meeting of the Board of Directors shall be held at such place within or without the State of Idaho as shall be set forth in compliance with these Bylaws. The meeting shall be held on the first Wednesday of March of each year. If such day is a legal holiday, the meeting shall be on the next business day. This meeting shall be for the transaction of such business as may properly come before it.

Section 4. Special Meeting. Special meetings of the Board of Directors may be called by order of the President, or by a majority of the Directors. The Secretary of the Corporation or the Corporation's legal counsel shall give notice of the time, place and purpose or purposes of each special meeting by personal delivery or by telephone to each Director or sent by first class mail, charges prepaid, addressed to each Director at his or her address as it is shown upon the records of the Corporation. In case such notice is mailed, it shall be deposited in the United States mail at least five (5) days prior to the time of the holding of the meeting. In case such notice is delivered personally or by telephone to a Director, it shall be delivered, personally or by telephone, at least forty-eight (48) hours prior to the holding of the meeting. Any oral notice given personally or by telephone may be communicated to either the Director or to a person at the office of the Director who the person giving the notice has reason to believe will promptly communicate it to the Director.

Section 5. Quorum. A majority of the members of the Board of Directors shall constitute a quorum for the transaction of business, but less than a quorum may adjourn any meeting from time to time until a quorum shall be present, whereupon the meeting may be held, as adjourned, without further notice. At any meeting at which every Director shall be present, even though without any notice, any business may be transacted.

Section 6. Manner of Acting. At all meetings of the Board of Directors, each Director shall have one vote. The act of a majority present at a meeting shall be the act of the Board of Directors, provided a quorum is present.

Section 7. Vacancies. A vacancy in the Board of Directors shall be deemed to exist in case of death, resignation, or removal of any Director, or if the authorized number of Directors be increased.

Section 8. Removals. A Director may be removed only in accordance with Section 6.04 of the Corporation's Articles of Incorporation. Such vacancy shall be filled by the Directors then in office, even if less than a quorum, to hold office until the next annual meeting or until his or her successor is duly elected and qualified. No reduction of the authorized number of Directors shall have the effect of removing any Director prior to the expiration of his or her term of office.

Section 9. Resignation. A Director may resign at any time by delivering written notification thereof to the President or Secretary of the Corporation. Resignation shall become effective upon its acceptance by the Board of Directors provided, however, that if the Board of Directors has not acted thereon within ten (10) days from the date of its delivery, the resignation shall upon the tenth day, be deemed accepted.

Section 10. Presumption of Assent. A Director of the Corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless he expressly enters his dissent to such action at the time the Board votes thereon or unless he shall give his written or verbal dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof. However, such subsequent right of dissent shall not apply to a Director who voted in favor of such action.

Section 11. Compensation. By resolution of the Board of Directors, the Directors may be paid their expenses, if any, of attendance at each meeting of the Board of Directors, and Directors who are not also employees of the Corporation may be paid a fixed sum for attendance at each meeting of the Board of Directors or a stated salary as Director. No such payment shall preclude any Director from serving the Corporation in any other capacity and receiving compensation therefor.

Section 12. Emergency Power. When, due to a national disaster or death, a majority of the Directors are incapacitated or otherwise unable to attend the meetings and function as Directors, the remaining members of the Board of Directors shall have all the powers necessary to function as a complete Board, and for the purpose of doing business and filling vacancies shall constitute a quorum, until such time as all Directors can attend or vacancies can be filled pursuant to these Bylaws.

Section 13. Chairman. The Board of Directors may elect from its own number a Chairman of the Board, who shall preside at all meetings of the Board of Directors, and shall perform such other duties as may be prescribed from time to time by the Board of Directors. The initial Chairman of the Board shall be Jason A. Lyle.

Section 14. Adjournment. A majority of the Directors present, whether or not such majority constitutes a quorum, may adjourn any meeting, whether regular or special, to another time and place. Notice of the time and place of holding an adjourned meeting may not be given, unless the meeting is adjourned for more than twenty-four (24) hours, in which case notice of such time and place shall be given prior to the time of the adjourned meeting, in the manner specified in Section 4 of this Article III to the Directors who are not present at the time of the adjournment.

ARTICLE III OFFICERS

Section 1. Number. The officers of the Corporation may consist of a President, one or more Vice-Presidents, a Secretary, and a Treasurer, each of whom shall be elected by a majority of the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors. In its discretion, the Board of Directors may leave unfilled for any such period as it may determine any office except those of President and Secretary. Any two or more offices may be held by the same person, except the offices of President and Secretary. Officers need not be Directors of the Corporation.

Section 2. Election and Term of Office. The officers of the Corporation to be elected by the Board of Directors shall be elected annually by the Board of Directors at the annual meeting of the Board of Directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as convenient. Each officer shall hold office until his successor shall have been duly elected and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided.

Section 3. Resignations. Any officer may resign at any time by delivering a written resignation either to the President or to the Secretary. Unless otherwise specified therein, such resignation shall take effect upon delivery.

Section 4. Removal. Any officer or agent may be removed by the Board of Directors whenever in its judgment the best interests of the Corporation will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. Election or appointment of an officer or agent shall not of itself create contract rights. Any such removal shall require a majority vote of the Board of Directors, exclusive of the officer in question if he is also a Director.

Section 5. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, or if a new office shall be created, such vacancy may be filled by the Board of Directors for the unexpired portion of the term.

Section 6. President. The President shall be the chief executive and administrative office of the Corporation. The President shall preside at all meetings of the members, at shall be present at meetings of the Board of Directors. He shall exercise such duties as customarily pertain to the office of President and shall have general and active supervision over the property, business, and affairs of the Corporation and over its several officers. ~~He may appoint officers, agents, or employees other than those appointed by the Board of Directors.~~ He may sign, execute and deliver in the name of the Corporation powers of attorney, ~~contracts~~, bonds and other obligations, and shall perform such other duties as may be prescribed from time to time by the Board of Directors or by the Bylaws.

Section 7. Vice-President. The Board of Directors may appoint one or more Vice-Presidents which shall have such powers and perform such duties as may be assigned to them by the Board of Directors or the President. A Vice-President may sign and execute contracts and other obligations pertaining to the regular course of his duties.

Section 8. Secretary. The Secretary shall, subject to the direction of a designated Vice-President, keep the minutes of all meetings of the members and of the Board of Directors and, to the extent ordered by the Board of Directors or the President, the minutes of meetings of all committees. He shall cause notice to be given of meetings of members, of the Board of Directors, and of any committee appointed by the board. He shall have custody of the corporate seal and general charge of the records, documents and papers of the Corporation not pertaining to the performance of the duties vested in other officers, which shall at all reasonable times be open to the examination of any Director. He may sign or execute contracts with the President or a Vice-President thereunto authorized in the name of the Corporation and affix the seal of the Corporation thereto. He shall perform such other duties as may be prescribed from time to time by the Board of Directors or by the Bylaws. He shall be sworn to the faithful discharge of his duties. Assistant Secretaries may assist the Secretary and shall keep the record such minutes of meetings as shall be directed by the Board of Directors.

Section 9. Treasurer. The Treasurer shall, subject to the direction of a designated Vice-President, have general custody of the collection and disbursement of funds of the Corporation. He shall endorse on behalf of the Corporation for collection checks, notes and other obligations, and shall deposit the same to the credit of the Corporation in such bank or banks or depositories as the Board of Directors may designate. He may sign, with the President or such other persons as may be designated for the purpose by the Board of Directors, all bills of exchange or promissory notes of the Corporation. He shall enter or cause to be entered regularly in the books of the Corporation full and accurate account of all monies received and paid by him on account of the Corporation; shall at all reasonable times exhibit his books and accounts to any Director of the Corporation upon application at the office of the Corporation during business hours; and, whenever required by the Board of Directors or the President, shall render a statement of his accounts. He shall perform such other duties as may be prescribed from time to time by the Board of Directors or by the Bylaws. He shall give bond for the faithful performance of his duties in such sum and with or without such surety as approved by the Board of Directors.

Section 10. Other Officers. Other officers shall perform such duties and have such powers as may be assigned to them by the Board of Directors.

Section 11. Salaries. The salaries or other compensation of the officers of the Corporation shall be fixed from time to time by the Board of Directors, except that the Board of Directors may delegate to any person or group of persons the power to fix the salaries or other compensation of any subordinate officers or agents. No officer shall be prevented from receiving any such salary or compensation by reason of the fact that he is also a Director of the Corporation.

6

Section 12. Surety Bonds. In case the Board of Directors shall so require, any officer or agent of the Corporation shall execute to the Corporation a bond in such sums and with such surety or sureties as the board of Directors may direct, conditioned upon the faithful performance of his duties to the Corporation, including responsibility for negligence and for the accounting for the property, monies, or securities of the Corporation which may come into his hands.

ARTICLE IV CONTRACTS, LOANS, CHECKS AND DEPOSITS

Section 1. ~~Contracts.~~ The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

Section 2. Loans. No loan or advances shall be contracted on behalf of the Corporation, no negotiable paper or other evidence of its obligation under any loan or advance shall be issued in its name, and no property of the Corporation shall be mortgaged, pledged, hypothecated or transferred as security for the payment of any loan, advance, indebtedness of liability of the Corporation unless and except as authorized by the Board of Directors. Any such authorization may be general or confined to specific instances.

Section 3. Deposits. All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors may select, or as may be selected by any officer or agent authorized to do so by the Board of Directors.

Section 4. Checks and Drafts. All notes, drafts, acceptances, checks, endorsements and evidences of indebtedness of the Corporation shall be signed by such officer or officers or such ~~agents of the Corporation and in such manner as the Board of Directors from time to time may determine.~~ Endorsements for deposit to the credit of the Corporation in any of its duly authorized depositories shall be made in such manner as the Board of Directors from time to time may determine.

ARTICLE V INDEMNIFICATION

Section 1. Indemnification. No officer or Director shall be personally liable for any obligations of the Corporation or for any duties or obligations arising out of any acts or conduct of said officer or Director performed for or on behalf of the Corporation. The Corporation shall and does hereby indemnify and hold harmless each person and his heirs and administrators who shall serve at any time hereafter as a Director and/or officer of the Corporation from and against any and all claims, judgments and liabilities to which such persons shall become subject by reason of his

7

having heretofore or hereafter been a Director or officer of the Corporation, or by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by him as such Director or officer, and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any such claim or liability, including power to defend such person from all suits or claims as provided for under the provisions of the Idaho Nonprofit Corporation Act; provided, however, that no such person shall be indemnified against, or be reimbursed for, any expense incurred in connection with any claim or liability arising out of his own negligence or willful misconduct. The rights accruing to any person under the foregoing provisions of this section shall not exclude any other right to which he may lawfully be entitled, nor shall anything herein contained restrict the right of the Corporation to indemnify or reimburse such person in any proper case, even though not specifically herein provided for. The Corporation, its Directors, officers, employees and agents shall be fully protected in taking any action or making any payment, or in refusing so to do in reliance upon the advice of counsel.

Section 2. Other Indemnification. The indemnification herein provided shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be Director, officer or employee, and shall inure to the benefit of the heirs, executors and administrators of such person.

Section 3. Insurance. The Corporation may purchase and maintain insurance on behalf of any person who is or was a Director, officer or employee of the Corporation, or is or was serving at the request of the Corporation as a Director, officer, employee or agent of another Corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Corporation would have the power to indemnify him against liability.

Section 4. Settlement by Corporation. The right of any person to be indemnified shall be subject always to the right of the Corporation by its Board of Directors, in lieu of such indemnity, to settle any such claim, action, suit or proceeding at the sole expense of the Corporation by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE VI WAIVER OF NOTICE

Whenever any notice is required to be given to any Director of the Corporation under the provisions of these Bylaws, or under the provisions of the Restated Articles of Incorporation, or under the provisions of the Idaho Nonprofit Corporation Act, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice. Attendance at any meeting shall constitute a waiver

8

of notice of such meetings, except where attendance is for the express purpose of objecting to the legality of that meeting.

ARTICLE VII
AMENDMENTS

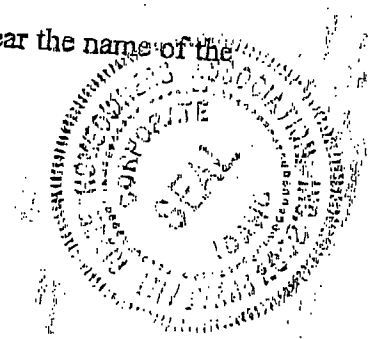
These Bylaws may be altered, amended, repealed, or new bylaws adopted by a majority vote of the entire Board of Directors at any regular or special meeting. Any bylaw adopted by the Board may be repealed or changed by action of the Board of Directors.

ARTICLE VIII
FISCAL YEAR

The fiscal year of the Corporation shall be fixed and may be varied by resolution of the Board of Directors.

ARTICLE IX
CORPORATE SEAL

The seal of the Corporation shall be in the form of a circle and shall bear the name of the Corporation and the year of incorporation per sample affixed hereto.



These Bylaws of PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC. were adopted unanimously on the 1 day of October, 2002.

Jason A. Lyle, President
Jason A. Lyle, President

Steve L. Lyle, Secretary
Steve L. Lyle, Secretary

Jack Robison

From: Lane Erickson [lve@racinelaw.net]
Sent: Tuesday, April 29, 2008 2:26 PM
To: jackrobison@qwest.net
Subject: FW: Request for CCRs and other legal documents for PRHOA
Attachments: Pheasant Ridge CC&R Recordings 2003-2008.pdf

Jack,

At the direction of the Pheasant Ridge Board of Directors, I am forwarding to you copies of all the CC&R recordings that I have in my file. These include recordings from 2003 through 2008. As I mentioned to you in our telephone conversation, I assisted Pheasant Ridge with the recordings that occurred in 2008 but not with any of the previous recordings.

The document attached to this e-mail is a pdf document. Please call or e-mail me with any questions or concerns you might have.

Lane V. Erickson, Esq
Racine, Olson, Nye, Budge
& Bailey Chartered
P.O. Box 1391
201 East Center
Pocatello, Idaho 83204-1301
Phone (208) 232-6101
Fax (208) 232-6109
lve@racinelaw.net

From: Glenn Crane [mailto:grolland50@hotmail.com]
Sent: Tuesday, April 29, 2008 2:16 PM
To: fivestarrentals@yahoo.com; steve@turnmire.org; grolland50@hotmail.com; srummage@yahoo.com; Lane Erickson
Subject: Request for CCRs and other legal documents for PRHOA

Lane,

As we discussed, please sent electronic copies of the documents to the above distribution, as well as fivestar's attorney. Thank you.

Glenn Crane

Make i'm yours. [Create a custom banner to support your cause.](#)

4/29/2008