

BYLAWS
OF
WESTFIELD ESTATES
OWNERS ASSOCIATION, INC.

TABLE OF CONTENTS

	<u>Page</u>
Article 1 – PURPOSE	1
1.1 Applicability.	1
1.2 Organization.....	1
1.3 IRC Section 501 Purposes.....	1
1.4 Specific Purposes.....	1
1.5 Personal Application.. ..	1
 Article 2 – OFFICES	 1
2.1 Registered Office.. ..	1
2.2 Principal Office.	1
 Article 3 – MEMBERS & VOTING	 2
3.1 Members.....	2
3.2 Voting.. ..	2
3.3 Majority of Members.....	2
3.4 Quorum.	2
3.5 Proxies.	2
 Article 4 – ADMINISTRATION	 2
4.1 Responsibilities.....	2
4.2 Place of Meetings.....	2
4.3 Annual Meetings.....	2
4.4 Special Meetings.....	3
4.5 Notice of Meetings.....	3
4.6 Order of Business.....	3
4.7 Action Without Meeting.	3
4.8 Consent of Absentees.. ..	3
4.9 Presumption of Notice.....	3
 Article 5 – BOARD OF DIRECTORS	 3
5.1 Number and Qualification.. ..	3
5.2 Nomination, Election and Term of Office.....	3
5.3 Nomination Committee.....	4
5.4 General Powers and Duties.....	4
5.5 Special Powers and Duties.	4
5.6 Manager.	6
5.7 Books, Financial Statements, and Audit.....	6
5.8 Vacancies.....	6
5.9 Removal of Directors.	6
5.10 Organization Meeting.	6
5.11 Other Regular Meetings.	6
5.12 Special Meetings.....	7
5.13 Waiver of Notice.....	7

5.14	Quorum and Adjournment.....	7
5.15	Action Without Meeting.....	7
5.16	Committees.....	7
Article 6 - OFFICERS		8
6.1	Designation.....	8
6.2	Election of Officers.....	8
6.3	Removal of Officers.....	8
6.4	Compensation.....	8
6.5	Special Appointment.....	8
6.6	Chairman.....	8
6.7	Vice Chairman.....	8
6.8	Secretary.....	9
6.9	Treasurer.....	9
Article 7 – OBLIGATIONS OF MEMBERS.....		9
7.1	Assessments.....	9
7.2	Maintenance and Repair.....	9
7.3	Reimbursement.....	9
Article 8 – INDEMNIFICATION & INSURANCE		10
8.1	Certain Definitions.....	10
8.2	Indemnification.....	10
8.3	Determination of Standard of Conduct.....	10
8.4	Advancing Expenses.....	11
8.5	Limitations of Indemnification.....	11
8.6	Liability Insurance.....	11
Article 9 – MISCELLANEOUS.....		11
9.1	Checks, Drafts and Documents.....	11
9.2	Amendment of Bylaws.....	11
9.3	Meaning of Terms.....	11
9.4	Conflicting Provisions.....	11
9.5	Execution of Documents.....	12
9.6	Inspection of Bylaws, Books and Records.....	12
9.7	Fiscal Year.....	12
9.8	Membership Book.....	12

**BYLAWS
OF
WESTFIELD ESTATES OWNERS ASSOCIATION, INC.**

Article 1 – PURPOSE

- 1.1 Applicability.** These Bylaws apply to Westfield Estates Owners Association, Inc. (the “Association”) and the Westfield Estates Subdivision (the “Property”), a planned development community located in Bannock County, Idaho, as provided for in the Declaration of Protective Covenants, Conditions, and Restrictions and Easements for Westfield Estates - Division I recorded March 3, 2020, in the official real property records of Bannock County, Idaho, as Instrument Number 22003587, and any annexations or amendments thereof (collectively, the “Declaration”).
- 1.2 Organization.** The Association is organized under the Idaho Nonprofit Corporation Act (the “Act”) and shall have authority to carry forth any activities allowed under the Act.
- 1.3 IRC Section 501 Purposes.** The Association is organized to conduct purposes that qualify as an exempt organization under section 501(c) of the Internal Revenue Code.
- 1.4 Specific Purposes.** The purposes for which the Association is organized are:
- (a) To own and maintain common areas and facilities by the Association.
 - (b) To aid and cooperate with the members of the Association and to enforce the Declaration and the rules of the Association for the benefit of the members.
 - (c) To exercise all other powers that may be designated or delegated to the Association by the members of the Association.
- 1.5 Personal Application.** All present and future members of the Association and their tenants, employees, and any other person that might use the facilities owned and/or managed by the Association in any manner are subject to the regulations set forth in these Bylaws. The mere acquisition, rental, or occupancy of any Lot will signify that these Bylaws are accepted, ratified, and will be complied with by such person.

Article 2 – OFFICES

- 2.1 Registered Office.** The registered office of the Association shall be designated by the Board of Directors in Bannock County, Idaho, in accordance with the Idaho Registered Agents Act.
- 2.2 Principal Office.** The Association may maintain an office or principal place of business in Bannock County, Idaho, as designated by the Board of Directors.

Article 3 – MEMBERS & VOTING

- 3.1 Members.** All Owners as defined in the Declaration shall be members of the Association.
- 3.2 Voting.** Each member shall be entitled to one vote for each Lot owned by such member. Except as otherwise required by law, decisions and resolutions of the Association require either (a) the affirmative vote of a Majority of Members, or (b) action by written consent pursuant to Section 4.7.
- 3.3 Majority of Members.** The term “Majority of Members” means the Members representing more than 50 percent of the voting power present meeting of the Members at which a quorum is present.
- 3.4 Quorum.** Except as otherwise provided in these Bylaws, the Articles of Incorporation, or the Declaration, prior to termination of the Period of Declarant Control, the presence in person or by proxy of Declarant shall constitute a quorum. After termination of the Period of Declarant Control, the presence in person or by proxy of the Members holding at least five percent of the total votes entitled to be cast shall constitute a quorum. The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum. If any meeting cannot be held because a quorum is not present, the Members may adjourn the meeting to a time not less than five days nor more than 30 days from the time the original meeting was scheduled, without notice other than announcement at the meeting.
- 3.5 Proxies.** Votes may be cast in person or by proxy. Proxies must be in writing and filed with the Secretary at least 24 hours before the appointed time of each meeting. Every proxy shall be revocable at the pleasure of the Member who executed the proxy and shall automatically cease after completion of the meeting of which the proxy was filed, if filed for a particular meeting. In no event shall a proxy be valid after 11 months from the date of its execution unless a different period is expressly provided in the appointment form; provided, however, that no proxy shall be valid for more than three years from the date of its execution.

Article 4 – ADMINISTRATION

- 4.1 Responsibilities.** The Association shall have the responsibility of administering the common areas owned and/or managed by the Association; approving the annual budget; establishing and collecting all assessments, if any; and may arrange for the management of the same pursuant to an agreement containing provisions relating to the duties, obligations, removal and compensation of the Manager (defined below).
- 4.2 Place of Meetings.** Meetings of the Association shall be held on the Property or such other suitable place as close to the Property as practicable in Bannock County, Idaho, as may be designated by the Board of Directors, and shall be conducted in accordance with Robert’s Rules of Order.
- 4.3 Annual Meetings.** The annual meeting of the Members shall be held in the first calendar quarter of each year at a date, time, and place designated by the Board of Directors. At each annual meeting the Members shall elect a Board of Directors, review an annual operating statement of the Association, and transact any other business identified in the annual meeting notice. No business shall be transacted at the annual meeting except as stated in the notice, unless by consent of the Members holding at least 50 percent of the voting power in the Association, either in person or by proxy.

- 4.4 Special Meetings.** It shall be the duty of the Chairman to call a special meeting of the Association upon request of at least two Directors, or upon a petition signed by Members holding at least one-fourth of all the votes of the Association. No business shall be transacted at a special meeting except as stated in the notice, unless by consent of the Members holding at least 50 percent of the voting power in the Association, either in person or by proxy.
- 4.5 Notice of Meetings.** It shall be the duty of the Secretary to mail to each Member a notice of each annual or special meeting of the Association, stating the purpose thereof as well as the day, hour and place where such meeting is to be held, at least 10 but not more than 30 days prior to the meeting. The notice may set forth nominating procedures and time limits for speakers. The notice shall be mailed to the street address of each Member's Lot. If no street address exists, the notice shall be either (a) mailed to the address on file with the Bannock County Assessor, (b) posted in a conspicuous place on the Member's Lot, or (c) sent to the Member's last-known email address.
- 4.6 Order of Business.** The order of business at all meetings shall be designated by the Board of Directors. Meetings shall be conducted by the officers or Manager of the Association.
- 4.7 Action Without Meeting.** Any action, which under the provisions of the Idaho Nonprofit Corporation Act may be taken at a meeting of the Association, may be taken without a meeting if authorized in writing signed by a Majority of Members who would be entitled to vote at a meeting for such purpose, and filed with the Secretary.
- 4.8 Consent of Absentees.** The transaction of business of any meeting of the Association, however called and noticed, shall be as valid as though transacted at a meeting duly held after regular call and notice, if a quorum be present either in person or by proxy, and if either before or after the meeting each of the Members not present in person or by proxy signs a written waiver of notice, a consent to the holding of such meeting, or an approval of the minutes thereof. Such waivers, consents, or approvals shall be filed with the Secretary and made part of the minutes of the meeting.
- 4.9 Presumption of Notice.** Minutes or a similar record of the proceedings of meetings, when signed by the Chairman or Secretary, shall be presumed truthfully to evidence the matters set forth therein. A recitation in the minutes of any meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

Article 5 – BOARD OF DIRECTORS

- 5.1 Number and Qualification.** The property and affairs of the Association shall be governed and managed by a Board of Directors composed of at least three persons. Except for the Directors appointed by Declarant during the Period of Declarant Control, all Directors shall be Members of the Association. Directors shall not receive any salary or other compensation for their services as Directors; provided, however, that nothing herein contained shall be construed to preclude any Director from serving the Association in some other capacity and receiving compensation therefor.
- 5.2 Nomination, Election and Term of Office.** Directors shall be elected by secret written ballot by a plurality of the votes of the Members present and entitled to vote at such meeting as provided in these Bylaws. Cumulative voting is not permitted. At each annual meeting, Directors shall be elected for a term of three years beginning with such annual meeting. Director terms shall be staggered

such that one Director position is elected each year. In the event an annual meeting is not held, or the Directors are not elected thereat, the Directors may be elected at any special meeting held for that purpose. Each Director shall hold office until a successor has been elected or until death, resignation, removal, or judicial adjudication of mental incompetence. Any person serving as a Director may be re-elected, and there shall be no limitation on the number of terms during which a Director may serve.

5.3 Nomination Committee. The Board of Directors may organize a nomination committee for the purpose of nominating persons for election to the Board. If such committee is formed, nomination for election to the Board of Directors shall be made by the nomination committee. Nominations may also be made from the floor at the annual meeting. The nomination committee shall consist of a chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The nominating committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The nomination committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among Members.

5.4 General Powers and Duties. The Board of Directors has the powers and duties necessary for the administration of the affairs of the Association, as more fully set forth in the Declaration, and may do all such acts and things as are not by law or by these Bylaws directed to be exercised and done exclusively by the Members or Declarant; provided, however, that the Board of Directors shall not enter into any management service contract for a term in excess of two years without the approval of a Majority of Members unless such contract contains reasonable provisions for cancellation (such as upon 60 days written notice by the Association following one year from the date of commencement of such contract).

5.5 Special Powers and Duties. Without prejudice to such foregoing general powers and duties, and such powers and duties as set forth in the Declaration, the Board of Directors is vested with, and responsible for, the following powers and duties:

- (a) To select, appoint and remove all officers, agents, and employees of the Association; to prescribe such powers and duties for them as may be consistent with law and the Articles of Incorporation, Declaration, and Bylaws; to fix their compensation and to require from them security for faithful service when deemed advisable by the Board of Directors.
- (b) To conduct, manage and control the affairs and business of the Association, and to make and enforce such rules and regulations therefor consistent with law, with the Articles of Incorporation, the Declaration, and these Bylaws, as the Board of Directors may deem necessary or advisable.
- (c) To change the principal office for the transaction of the business of the Association from one location to another within the County of Bannock, State of Idaho, as provided in Article 1 hereof; to designate any place within said County for the holding of any annual or special meeting or meetings of the Association consistent with the provisions of Section 3.2 hereof; and to adopt and use a Association seal and to alter the form of such seal from time to time as the Board of Directors in its sole judgment may deem best, provided that such seal shall at all times comply with the provisions of law.

- (d) To borrow money and to incur indebtedness for the purposes of the Association, and to cause to be executed and delivered therefor, in the Association's name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations or other evidence of debt and securities therefor; subject, however, to the limitations set forth in the Articles of Incorporation and the Declaration.
- (e) To fix and levy from time to time Regular Assessments, Special Assessments, and Limited Assessments upon the Members, as provided in the Declaration; to determine and fix the due date for the payment of such Assessments, and the date upon which the same shall become delinquent; provided, however, that such Assessments shall be fixed and levied only to provide for the payment of the expenses of the Association, and of the taxes and assessments upon real or personal property owned, leased, controlled or occupied by the Association, or for the payment of expenses for labor rendered or materials or supplies used and consumed, or equipment and appliances furnished for the maintenance, improvement or development of such property or for the payment of any and all obligations in relation thereto, or in performing or causing to be performed any of the purposes of the Association for the general benefit and welfare of the Members, in accordance with the provisions of the Declaration. The Board of Directors is hereby authorized to incur any and all such expenditures for any of the foregoing purposes and to provide, or cause to be provided adequate reserves for replacements as the Board of Directors shall deem to be necessary or advisable in the interest of the Association or welfare of the Members. The funds collected by the Board of Directors from the Members, attributable for replacement reserves, for maintenance recurring less frequently than annually, and for capital improvements, shall at all times be held in trust for the Owners and shall not be commingled with other Assessments collected from the Members. Such Regular Assessments, Special Assessments and Limited Assessments shall be fixed in accordance with the provisions of the Declaration. Should any Members fail to pay such Assessments before delinquency, the Board of Directors in its discretion, is authorized to enforce the payment of such delinquent Assessments as provided in the Declaration.
- (f) To enforce the provisions of the Declaration covering the Property, these Bylaws or other agreements of the Association.
- (g) To contract for and pay for, casualty, blanket, liability, malicious mischief, vandalism and other insurance, insuring the Members, the Association, the Board of Directors and other interested parties, in accordance with the provisions of the Declaration, covering and protecting against such damages or injuries as the Board deems advisable, which may include without limitation, medical expenses of persons injured on the Property, and to bond the agents and employees of any management body, if deemed advisable by the Board of Directors.
- (h) To operate, maintain and otherwise manage or provide for the operation, maintenance and management of the Common Areas, if any, and to contract for and pay maintenance, gardening, utilities, materials and supplies, and services relating to the Common Areas, if any, and to employ personnel necessary for the operation of the Common Areas, if any, including legal and accounting services, and to contract for and pay for improvements and any recreational facilities on the Common Areas, if any.
- (i) To grant easements where necessary for utilities and sewer facilities over the Common Areas to serve the Property.

- (j) To fix, determine and name from time to time, if necessary or advisable, the public agency, fund, foundation or Association which is then or there organized or operated for charitable purposes, to which the assets of this Association may be distributed upon liquidation or dissolution according to the Articles of Incorporation of the Association unless such assets shall be distributed to Owners of Lots as more particularly provided in the Articles of Incorporation. The assets so distributed shall be those remaining after satisfaction of all just debts and obligations of the Association, and after distribution of all property held or acquired by the Association under the terms of a specific trust or trusts.
- (k) To adopt, amend, and repeal by majority vote of the Board of Directors, rules and regulations as to the Association deemed reasonable and necessary.
- (l) To pay all real and personal property taxes and assessments levied against the Common Areas owned or managed by the Association.

5.6 Manager. The Board of Directors may contract or employ a management agent (“Manager”) for the Association to perform such duties and services as the Board shall expressly authorize, including but not limited to the duties listed in Section 5.5 and Article 6. The compensation of the Manager shall be established by the Board.

5.7 Books, Financial Statements, and Audit. The Board of Directors shall cause to be maintained a full set of books and records showing the financial condition of the affairs of the Association. An annual operating statement reflecting income and expenditures of the Association shall be distributed to each Member at the annual meeting, and to first mortgagees who have in writing requested notice of Association proceedings.

5.8 Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the Members shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum, and each person so elected shall be a Director until a successor is elected at the next annual meeting, or at a special meeting called for that purpose. A vacancy or vacancies shall be deemed to exist in case of death, resignation, removal or judicial adjudication of mental incompetence of any Director, or in the case the Members fail to elect the full number of authorized Directors at any meeting at which such election is to take place.

5.9 Removal of Directors. At any regular or special meeting of the Association duly called, any one or more of the Directors may be removed with or without cause by a Majority of Members and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting. If any or all of the Directors are so removed, new Directors may be elected at the same meeting.

5.10 Organization Meeting. The first regular meeting of a newly elected Board of Directors shall be held within 14 days of the election of the Board of Directors, at such place as shall be fixed and announced by the Directors at the meeting at which such Directors were elected, for the purpose of organization, election of officers, and the transaction of other business. No notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, provided a majority of the whole Board of Directors shall be present.

5.11 Other Regular Meetings. Regular meetings of the Board of Directors shall be held as needed. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by

mail, telephone, or email, at least one day prior to the day named for such meetings, unless the time and place of such meetings is announced at the prior meeting, in which case such notice of other regular meetings shall not be required.

- 5.12 Special Meetings.** Special meetings of the Board of Directors may be called by the Chairman, or, if the Chairman is absent or refuses to act, by the Vice Chairman, or by any two Directors. At least two days, notice shall be given to each Director, personally or by mail, telephone or telegraph, which notice shall state the time, place (as hereinabove provided) and the purpose of the meeting. If served by mail, each such notice shall be sent, postage prepaid, to the address reflected on the records of the Association, and shall be deemed given, if not actually received earlier, at 5:00 o'clock p.m. on the second day after it is deposited in a regular depository of the United States mail as provided herein. Whenever any Director has been absent from any special meeting of the Board of Directors, an entry in the minutes to the effect that notice has been duly given shall be conclusive and incontrovertible evidence that due notice of such meeting was given to such Director, as required by law and as provided herein.
- 5.13 Waiver of Notice.** Before or at any meeting of the Board of Directors, any Director may in writing waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be waiver of notice by that Director of the time and place thereof. If all Directors are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be as valid as though had at a meeting duly held after regular call and notice, if a quorum be present, and if, either before or after the meeting, each of the Directors not present signs such a written waiver of notice, a consent to holding such meeting, or an approval of the minutes thereof. All such waivers, consents and approvals shall be filed with the records of the Association or made a part of the minutes of the meeting.
- 5.14 Quorum and Adjournment.** Except as otherwise expressly provided herein, at all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there is less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.
- 5.15 Action Without Meeting.** The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the vote or written consent of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.
- 5.16 Committees.** The Board of Directors, by resolution, may from time to time designate such committees as the Board of Directors shall desire, and may establish the purposes and powers of each such committee created. The resolution designating and establishing a committee shall provide for the appointment of its Members, as well as a chairperson, shall state the purpose of the committee, and shall provide for reports, termination, and other administration matters as deemed appropriate by the Board of Directors.

Article 6 - OFFICERS

- 6.1 Designation.** The principal officers of the Association shall be a Chairman, a Vice Chairman, a Secretary, and a Treasurer, all of whom shall be Director and shall be elected by the Board of Directors. One person may hold two or more offices, except the offices of Chairman and Secretary.
- 6.2 Election of Officers.** The officers of the Association shall be elected annually by the Board of Directors at the Organizational Meeting of each new Board of Directors, and each officer shall hold office for one year unless he shall sooner resign or shall be removed or otherwise disqualified.
- 6.3 Removal of Officers.** Upon an affirmative vote of a majority of the entire Board of Directors, any officer may be removed, either with or without cause, and a successor elected at any regular meeting of the Board of Directors, or any special meeting of the Board of Directors called for such purpose. Any officer may resign at any time by giving written notice to the Board of Directors or to the Chairman or Secretary of the Association. Any such resignation shall take effect at the date of receipt of such notice or at any later time specified therein; and unless otherwise specified in said notice, acceptance of such resignation by the Board of Directors shall not be necessary to make it effective. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.
- 6.4 Compensation.** Officers, agents, and employees shall receive such reasonable compensation for their services as may be authorized or ratified by the Board of Directors. Appointment of any officer, agent or employee shall not of itself create contractual rights of compensation for services performed by such an officer, agent or employee. No officer, employee or Director of Declarant or any affiliate of Declarant may receive any compensation.
- 6.5 Special Appointment.** The Board of Directors may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board of Directors may, from time to time, determine.
- 6.6 Chairman.** The Chairman shall be the chief executive officer of the Association. The Chairman shall preside at all meetings of the Association and of the Board of Directors. The Chairman shall have all of the general powers and duties which are usually vested in the office of the Chairman of a nonprofit Association, including but not limited to the power, subject to the provisions of Section 5.16, to appoint committees from among the Members and Owners from time to time as the Chairman alone may decide are appropriate to assist in the conduct of the affairs of the Association. The Chairman shall, subject to the control of the Board of Directors, have general supervision, direction and control of the business of the Association. The Chairman shall be ex officio a member of all standing committees, and the Chairman shall have such other powers and duties as may be prescribed by the Board of Directors or these Bylaws.
- 6.7 Vice Chairman.** The Vice Chairman shall take the place of the Chairman and perform such duties whenever the Chairman shall be absent, disabled or unable to act. If neither the Chairman nor the Vice Chairman is able to act, the Board of Directors shall appoint some other member of the Board of Directors to do so on an interim basis. The Vice Chairman shall also perform such other duties as shall from time to time be imposed by the Board of Directors or these Bylaws.

- 6.8 Secretary.** The Secretary shall record the votes and keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Association at the principal office of the Association or such other place as the Board of Directors may order. The Secretary shall have charge of such books and papers as the Board of Directors may direct, and the Secretary shall, in general, perform all the duties incident to the office of Secretary. The Secretary shall give, or cause to be given, notices of meetings of the Association and of the Board of Directors required by these Bylaws or by law to be given. The Secretary shall maintain a book of record Owners, and any person in possession of a Lot that is not an Owner, listing the names and addresses of the Owners, and any person in possession of a Lot that is not an Owner, as furnished to the Association and such book shall be changed only at such time as satisfactory evidence or a change in ownership of a Lot is presented to the Secretary. The Secretary shall perform such other duties as may be prescribed by the Board of Directors or these Bylaws.
- 6.9 Treasurer.** The Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping, or causing to be kept, full and accurate accounts of the Property owned by the Association, tax records and business transactions of the Association including accounts of all assets, liabilities, receipts and disbursements, all in books belonging to the Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall disburse the funds of the Association as may be ordered by the Board of Directors in accordance with the Declaration, shall render to the Chairman and Directors upon request, an account of all transactions as Treasurer and of the financial condition of the Association, and shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or these Bylaws.

Article 7 – OBLIGATIONS OF MEMBERS

- 7.1 Assessments.** All Members are obligated to pay, in accordance with the provisions of the Declaration, all Assessments imposed by the Association
- 7.2 Maintenance and Repair.** Every Member must perform promptly, at the Member's sole cost and expense, all maintenance and repair work on such Member's Lot as required under the provisions of the Declaration. Any alterations and repair of improvements on the Property must receive the prior written consent of the Board of Directors. The Board of Directors shall establish reasonable procedures for the granting and denial of such approval in accordance with the Declaration.
- 7.3 Reimbursement.** As further provided in the Declaration, each Member shall reimburse the Association for any expenditures incurred in repairing or replacing any portion of the Property owned or controlled by the Association which are damaged through the fault of the Member, and each Member shall promptly reimburse the Association for the costs of repairing, replacing and/or maintaining that portion of the Property which the Association has repaired, replaced or maintained pursuant to the Declaration. Such expenditures shall include all court costs and reasonable attorneys' fees and costs incurred in enforcing any provision of these Bylaws or the Declaration.

Article 8 – INDEMNIFICATION & INSURANCE

- 8.1 Certain Definitions.** For the purposes of this Article, “agent” means any person who is or was a director, officer, employee or other agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another Association, or was a director, officer, employee or agent of a Association which was a predecessor Association of the Association; “Proceeding” means any threatened, pending or completed action or proceeding, whether civil, criminal, administrative or investigative; and “expenses” includes without limitation attorneys’ fees and costs and any expenses of establishing a right to indemnification under Section 8.3 or paragraph (c) of Section 8.4.
- 8.2 Indemnification.** This Association shall indemnify any person who was or is a party or is threatened to be made a party to any proceeding (other than an action by or in the right of this Association to procure a judgment in its favor) by reasons of the fact that such persons is or was an agent of this Association, against expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding if such person acted in good faith and in a manner such person reasonably believed to be in or not opposed to the best interests of the Association and, in the case of a criminal proceeding, had no reasonable cause to believe the conduct of such persons was unlawful. The termination of any proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which the persons reasonably believed to be in or not opposed to the best interests of the Association or with respect to any criminal proceeding that the person had reasonable cause to believe that the person’s conduct was unlawful. However, no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable to the Association in the performance of such persons’ duty to the Association, unless and only to the extent that the court in which such proceeding is or was pending shall determine upon application that, in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for the expenses which such court shall deem proper.
- 8.3 Determination of Standard of Conduct.** Any indemnification under this Article shall be made by the Association only if authorized in the specific case, upon a determination that indemnification of the agent is proper in the circumstances because the agent has met the applicable standard of conduct set forth in Section 8.2, as determined by:
- (a) A majority vote of a quorum consisting of directors who are not parties to such proceeding;
 - (b) Approval or ratification by the affirmative vote of a Majority of Members. For purposes of determining the required quorum of any meeting of the Association called to approve or ratify indemnification of an agent, an agent who is a Member to be indemnified shall not be entitled to vote thereon;
 - (c) The court in which such proceeding is or was pending, upon application made by the Association or the agent or the attorney or other persons rendering services in connection with the defense, whether or not such application by the agent, attorney or other person is opposed by the Association; or
 - (d) Independent legal counsel in written opinion, engaged at the direction of a quorum of disinterested directors.

8.4 Advancing Expenses. Expenses incurred in defending any proceeding may be advanced by the Association prior to the final disposition of such proceeding upon receipt of an undertaking by or on behalf of the agent to repay such amount if it is determined ultimately that the agent is not entitled to be indemnified as authorized in this Article.

8.5 Limitations of Indemnification. No indemnification or advance shall be made under this Article where it appears:

- (a) That it would be inconsistent with a provision of the Articles of Incorporation, these Bylaws, a resolution of the Board of Directors or Members or an agreement in effect at the time of the accrual of the alleged cause of action asserted in the proceeding in which the expenses were incurred or other amounts were paid, which prohibits or otherwise limits indemnification; or
- (b) That it would be inconsistent with any condition expressly imposed by a court in approving a settlement.

This Article shall create a right of indemnification for each agent referred to in this Article, whether or not the proceeding to which the indemnification relates arose in whole or in part prior to adoption of this Article; and in the event of the death of such agent, whether before or after initiation of such proceeding, such right shall extend to such agent's legal representatives. In addition, to the maximum extent permitted by applicable law, the right of indemnification hereby given shall not be exclusive of or otherwise affect any other rights such agent may have to indemnification, whether by law or under any contract, insurance policy or otherwise.

8.6 Liability Insurance. The Association may purchase and maintain insurance on behalf of any agent of the Association against any liability asserted against or incurred by the agent in such capacity or arising out of the agent's status as such, whether or not the Association would have the power to indemnify the agent against such liability under the provisions of this Article.

Article 9 – MISCELLANEOUS

9.1 Checks, Drafts and Documents. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness issued in the name of or payable to the Association shall be signed or endorsed by such person or persons, and in such manner as, from time to time, shall be determined by resolution of the Board of Directors.

9.2 Amendment of Bylaws. These Bylaws may be amended by the Association at an annual meeting or at a duly constituted meeting of the Association for such purpose as provided in the Articles of Incorporation. During the Period of Declarant Control, these Bylaws may be amended by Declarant. Following the Period of Declarant Control, no amendment shall take effect unless approved by the affirmative votes of not less than two-thirds of the total voting power of the Association.

9.3 Meaning of Terms. Except as otherwise defined herein, all terms herein initially capitalized shall have the same meanings as are applied to such terms in the Declaration.

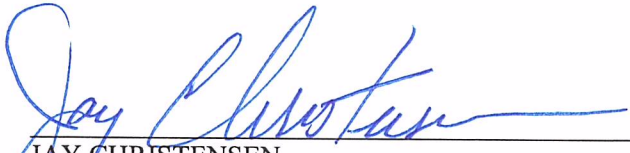
9.4 Conflicting Provisions. In case any of these Bylaws conflict with any provisions of the laws of the State of Idaho, such conflicting Bylaws shall be null and void upon final court determination to such effect, but all other Bylaws shall remain in full force and effect. In case of any conflict be-

tween the Articles of Incorporation and these Bylaws the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

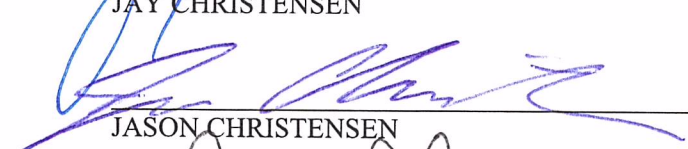
- 9.5 Execution of Documents.** The Board of Directors, except as in these Bylaws otherwise provided, may authorize any officer or officers, agent or agents, to enter into any contract or execute any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances; and unless so authorized by the Board of Directors, no officer, agent or employee shall have the power or authority to bind the Association by any contract or engagement or to pledge the Association's credit or to render the Association liable for any purpose or in any amount.
- 9.6 Inspection of Bylaws, Books and Records.** The Association shall keep in the Association's office for the transaction of business the original or a copy of these Bylaws as amended or otherwise altered to date, certified by the Secretary, which shall be open to inspection by the Members at all reasonable times during office hours. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation, and the Bylaws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.
- 9.7 Fiscal Year.** The fiscal year of the Association shall begin on the 1st day of January and end on the 31st day of December of every year except that the first fiscal year shall begin on the date of Incorporation.
- 9.8 Membership Book.** The Association shall keep and maintain in the Association's office for the transaction of business a book containing the name and address of each Member. Termination or transfer of ownership of any Lot by an Owner shall be recorded in the books together with the date on which such ownership was transferred, and the new Owner shall be incorporated into the book in accordance with the provisions of the Declaration and the Articles of Incorporation.

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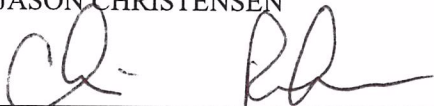
We, the undersigned, being the initial members of the Board of Directors do hereby certify that the foregoing Bylaws were duly adopted as the official Bylaws of the Association by unanimous consent of the Directors of the Association on the 24th day of October, 2020.



JAY CHRISTENSEN



JASON CHRISTENSEN



CHRIS ROBINSON