

**BYLAWS  
OF  
STREAMVIEW HOMEOWNERS ASSOCIATION, INC.  
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**BYLAWS**  
**OF**  
**STREAMVIEW HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE I: GENERAL PLAN OF OWNERSHIP**

**Section 1.1     Name**

. The name of the corporation is STREAMVIEW HOMEOWNERS ASSOCIATION, INC. (the "**Corporation**"). The principal office of the Corporation shall be located in Ada County, Idaho.

**Section 1.2     Bylaws Applicability**

. The provisions of these Bylaws are applicable to Streamview Subdivision (hereinafter called "**Subdivision**"), the plat of which is recorded, or to be recorded, in Ada County, State of Idaho, and which is generally provided for in the Declaration of Covenants, Conditions and Restrictions for Streamview Subdivision (the "**Declaration**") and any amendments and supplements to the Declaration recorded or to be recorded in the office of the County Recorder, Ada County, Idaho.

**Section 1.3     Personal Application**

. All present and future Owners and their tenants, future tenants, employees, and any other person that might use the facilities owned and/or managed and/or maintained by the Corporation in any manner, are subject to the regulations set forth in these Bylaws, the Declaration and the Project Documents, as defined in the Declaration. The mere acquisition or rental of any of the Building Lots of the Subdivision or the mere act of occupancy of any of the Building Lots will signify that these Bylaws are accepted, ratified, and will be complied with.

**ARTICLE II: VOTING, MAJORITY OF DELEGATES, QUORUM, PROXIES**

**Section 2.1     Voting**

. Except for the Class B Membership as provided for in the Articles of Incorporation of the Corporation and the Declaration, each Member shall be entitled to one (1) vote for each Building Lot owned by such Member.

**Section 2.2     Majority of Members**

. As used in these Bylaws, the term "**Majority of Members**" shall mean those Class A and Class B Members representing fifty-one percent (51%) of the voting power of each Class A and Class B Membership in the Corporation.

**Section 2.3     Quorum**

. Except as otherwise provided in these Bylaws, the Articles of Incorporation of the Corporation, or the Declaration, the presence in person or by proxy of the Class B Member, and the presence in person or by proxy of the Class A Members holding at least thirty percent (30%) of the total votes entitled to be cast shall constitute a quorum of the Membership for the transaction of business, and the acts of a simple majority of Members present at a meeting of which a quorum is present shall be the acts of the Corporation. 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 during the meeting to leave less than a quorum.

**Section 2.4     Proxies**

. Votes may be cast in person or by proxy. Proxies must be in writing and filed with the Secretary at least twenty-four (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 eleven (11) months from the date of its execution.

### **ARTICLE III: ADMINISTRATION**

#### **Section 3.1     Responsibilities**

. The Corporation shall have the responsibility of administering the Common Area owned and/or managed by the Corporation, if any; approving the annual budget, if any; 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, as defined below. Except as otherwise provided, decisions and resolutions of the Corporation shall require an affirmative vote of a simple majority of Members present at an annual or special meeting of the Corporation at which a quorum is present or written consent of a majority of Members of the Corporation.

#### **Section 3.2     Place of Meetings**

. Meetings of the Corporation shall be held in the Subdivision or such other suitable place as close to the Subdivision as practicable in Ada County as may be designated by the Board of Directors, and shall be conducted in accordance with Robert's Rules of Order.

#### **Section 3.3     Annual Meetings**

. The first annual meeting of the Corporation shall be held during the month of May of the first calendar year following the first sale of a Building Lot in the Subdivision, at such time and place as specified by the Board of Directors. Thereafter, the annual meetings of the Corporation shall be held during the month of May of each year at such time and on such date as specified by the Board of Directors. At each annual meeting there shall be elected by ballot of the Members a Board of Directors in accordance with the requirements of these Bylaws. At the first annual meeting, the Directors shall be elected to serve until the second annual meeting, and at the second annual meeting, and annually thereafter, Directors shall be elected for a term of one (1) year beginning with such annual meeting. In the event that 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. The Members may also transact such other business of the Corporation as may properly come before them at any such annual meeting.

#### **Section 3.4     Special Meetings**

. It shall be the duty of the President to call a special meeting of the Corporation as directed by resolution of the Board of Directors, or upon a petition signed by Members having not less than one-tenth (1/10) of the vote entitled to be cast at such meeting and having been presented to the Secretary. The notice of all regular and special meetings shall be given as provided in Section 3.5 of these Bylaws, and shall state the nature of the business to be undertaken. No business shall be transacted at a special meeting except as stated in the notice, unless by consent of the Members holding at least four-fifths (4/5) of each class of voting Membership in the Corporation, either in person or by proxy.

#### **Section 3.5     Notice of Meetings**

. It shall be the duty of the Secretary to mail a notice of each annual or special meeting of the Corporation, stating the purpose thereof as well as the day, hour and place where such meeting is to be held, to each Member of record at least ten (10) but not more than thirty (30) days prior to such meeting. The notice may set forth time limits for speakers and nominating procedures for the meeting. The mailing of a notice, postage prepaid, in the manner provided in this Section 3.5, shall be considered notice served, after said notice has been deposited in a regular depository of the United States mail. If no address has been furnished the Secretary, notice shall be deemed to have been given to a Member if posted in a conspicuous place in the Subdivision.

#### **Section 3.6     Adjourned Meetings**

. If any meeting of the Corporation cannot be organized because a quorum has not attended, the Members who are present, either in person or by proxy, may adjourn the meeting to a time not less than ten (10) days nor more than thirty (30) days from the time the original meeting was called, at which meeting the quorum requirement shall be the presence in person or by proxy of the voting Members holding at least fifteen percent (15%) of the total votes entitled to be cast at such meeting. Such adjourned meetings may be held without notice thereof as provided in this Article 3, except that notices shall be given by announcement at the meeting at which such adjournment is taken. If a meeting is adjourned for more than thirty (30) days, notice of the adjourned meeting shall be given as in the case of an original meeting.

#### **Section 3.7     Order of Business**

. The order of business at all meetings shall be as follows: (a) roll call to determine the voting power represented at the meeting; (b) proof of notice of meeting or waiver of notice; (c) reading of minutes of preceding meeting; (d) reports of officers; (e) reports of committees; (f) election of Directors; (g) unfinished business; and (h) new business. Meetings shall be conducted by the officers of the Corporation in order of their priority.

#### **Section 3.8     Action Without Meeting**

. Any action, which under the provisions of the Idaho Nonprofit Corporation Act may be taken at a meeting of the Corporation, may be taken without a meeting if authorized in writing signed by all of the Members who would be entitled to vote at a meeting for such purpose, and filed with the Secretary.

#### **Section 3.9     Consent of Absentees**

. The transactions of any meeting of the Corporation, either annual or special, 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 Class A or Class B Members not present in person or by proxy signed a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made party of the minutes of the meeting.

#### **Section 3.10    Minutes, Presumption of Notice**

. Minutes or a similar record of the proceedings of meetings, when signed by the President 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 IV: BOARD OF DIRECTORS**

#### **Section 4.1     Number and Qualification**

. The business and affairs of the Corporation shall be governed and managed by a Board of Directors composed of at least three (3) persons comprised of agents of Grantor so long as Grantor owns any Building Lot in the Subdivision. The initial Board of Directors shall be comprised of three (3) Directors as stated in the Articles of Incorporation. 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 Corporation in some other capacity and receiving compensation therefore.

#### **Section 4.2     Powers and Duties**

. The Board of Directors has the powers and duties necessary for the administration of the affairs of the Corporation, as more fully set forth in the Declaration, and the Project Documents, 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 Owners.

#### **Section 4.3     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 selection, appointment and removal all officers, agents, and employees of the Corporation, to prescribe such powers and duties for them as may be consistent with law, with the Articles of Incorporation, the Declaration, the Project Documents and these Bylaws; to fix their compensation and to require from them security for faithful service when deemed advisable by the Board of Directors.

#### Section 4.4 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 Corporation in a manner consistent with generally accepted accounting principles. An annual balance sheet and operating statement reflecting income and expenditures of the Corporation shall be distributed to each Member within ninety (90) days after the end of each fiscal year, and to first mortgagees who have in writing requested a copy.

#### Section 4.5 Election and Term of Office

. At the first annual meeting of the Corporation, and thereafter at each annual meeting of the Corporation, new Directors shall be elected by written ballot by a simple majority of Members present at such meeting as provided in these Bylaws. The term of the Directors shall be for one (1) year. In the event that 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.

#### Section 4.6 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.

#### Section 4.7 Removal of Directors

. At any regular or special meeting of the Corporation duly called, any one or more of the Directors may be removed with or without cause by a simple 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.

#### Section 4.8 Organization Meeting

. The first regular meeting of a new Board of Directors shall be held within ten (10) days of the annual meeting of the Corporation, at such place as shall be fixed and announced by the Directors at the annual meeting, for the purpose of organization, election of officers, and the transaction of other business. No notice shall be necessary to the new Directors in order to constitute such meeting, provided a majority of the whole Board of Directors shall be present.

#### Section 4.9 Other Regular Meetings

. Other regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a resolution adopted by a majority of the Directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail or telephone, at least three (3) days prior to the day named for such meetings, unless the time and place of such meetings is announced at the organization meeting, in which case such notice of other regular meetings shall not be required.

#### Section 4.10 Special Meetings

. Special meetings of the Board of Directors may be called by the President, or, if the President is absent or refuses to act, by the Vice President, or by any two (2) Directors. At least two (2) days notice shall be given to each Director, personally or by mail or telephone, which notice shall state the time, place (as herein above 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 Corporation, 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.

#### Section 4.11 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 Corporation or made a part of the minutes of the meeting.

#### Section 4.12 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.

#### Section 4.13 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.

#### Section 4.14 Fidelity Bonds

. The Board of Directors shall require that all officers and employees of the Corporation handling or responsible for the Corporation funds shall furnish adequate fidelity bonds. The premium on such bonds shall be paid by the Corporation or its Manager.

#### Section 4.15 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 V: OFFICERS

#### Section 5.1 Designation

. The principal officers of the Corporation shall be a President, a Treasurer and a Secretary, all of whom shall be elected by the Board of Directors. The Board of Directors may appoint a Vice-President and/or an Assistant Treasurer and/or an Assistant Secretary, and such other officers as in the Board of Directors'



judgment may be necessary. One person may hold two or more offices, except those offices of President and Secretary.

#### Section 5.2 Election of Officers

. The officers of the Corporation 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 at the pleasure of the Board of Directors until resignation or removal or disqualification to serve, or until a successor shall be elected and qualified to serve.

#### Section 5.3 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 President or Secretary of the Corporation. 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.

#### Section 5.4 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 Grantor or any affiliate of Grantor may receive any compensation.

#### Section 5.5 President

. The President shall be the chief executive officer of the Corporation. The President shall preside at all meetings of the Corporation and of the Board of Directors. The President shall have all of the general powers and duties which are usually vested in the office of the President of a nonprofit corporation, including but not limited to the power, subject to the provisions of Section 4.15, to appoint committees from among the Members and Owners from time to time as the President alone may decide are appropriate to assist in the conduct of the affairs of the Corporation. The President shall, subject to the control of the Board of Directors, have general supervision, direction and control of the business of the Corporation. The President shall be ex officio a member of all standing committees, and the President shall have such other powers and duties as may be prescribed by the Board of Directors or these Bylaws.

#### Section 5.6 Vice President

. The Vice President shall take the place of the President and perform such duties whenever the President shall be absent, disabled or unable to act. If neither the President nor the Vice President 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 President shall also perform such other duties as shall from time to time be imposed by the Board of Directors or these Bylaws.

#### Section 5.7 Secretary

. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Corporation at the principal office of the Corporation or such other place as the Board of Directors may order. The Secretary shall keep the seal of the Corporation in safe custody and 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 Corporation 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 Building Lot that is not an Owner, listing the names and addresses of the Owners, and any person in possession of a Building Lot that is not an Owner, as furnished to the Corporation and such book shall be changed only at such time as satisfactory evidence or a change in ownership of a Building 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.

**Section 5.8     Treasurer**

. The Treasurer shall: (i) have charge and custody of and be responsible for all funds and securities of the Corporation; (ii) receive and give receipts for monies due and payable to the Corporation from any source whatsoever, and deposit all such monies in the name of the Corporation in such banks, trust companies or other depositories as the Board of Directors may select; and (iii) in general perform all of the duties commonly incident to the office of treasurer and such other duties as from time to time may be assigned to him by the President or by the Board of Directors. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine.

**Section 5.9     Assistant Secretaries and Assistant Treasurers**

. The Assistant Secretaries and Treasurers, in general, shall perform such duties as shall be assigned to them by the Secretary or the Treasurer, or by the President or the Board of Directors.

**ARTICLE VI: OBLIGATIONS OF OWNERS**

**Section 6.1     Assessments.**

(a) All Owners are obligated to pay, in accordance with the provisions of the Declaration, all Assessments imposed by the Association to meet all expenses of the Association, which may include, without limitation, a premium for liability insurance policy and an insurance premium for a policy to cover repair and reconstruction work to the Common Area in case of fire, earthquake or other hazard. Except as otherwise provided in the Declaration, the Assessments shall be made equally per Building Lot for all Members of the Corporation obligated to pay such Assessment; and

(b) All delinquent Assessments shall be enforced, collected or foreclosed in the manner provided in the Declaration.

**Section 6.2     Maintenance and Repair.**

(a) Every Owner must perform promptly, at the Owner's sole cost and expense, all maintenance and repair work on such Owner's Building Lot as required under the provisions of the Declaration. As further provided in the Declaration, all plans for alterations and repair of improvements in the Subdivision must receive the prior written consent of the Architectural Control Committee. The Architectural Control Committee shall establish reasonable procedures for the granting and denial of such approval in accordance with the Declaration; and

(b) As further provided in the Declaration, each Owner shall reimburse the Corporation for any expenditures incurred in repairing or replacing any portion of the Subdivision owned or controlled by the Corporation which are damaged through the fault of the Owner, and each Owner shall promptly reimburse the Corporation for the costs of repairing, replacing and/or maintaining that portion of the Subdivision which the Corporation 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 VII: AMENDMENTS TO BYLAWS**

These Bylaws may be amended by the Corporation at an annual meeting or at a duly constituted meeting of the Corporation for such purpose as provided in the Articles of Incorporation of the Corporation. No amendment to these Bylaws shall take effect unless approved by at least a simple majority of Members or such other percentage as herein otherwise provided.

**ARTICLE VIII: 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 including, without limitation, "Articles," "Assessments," "Building Lot," "Common Area," "Class A Member," "Class B Member," "Grantor," "Association," and "Owner."

#### **ARTICLE IX: 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 between the Articles of Incorporation of the Corporation and these Bylaws the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

#### **ARTICLE X: INDEMNIFICATION AND INSURANCE**

##### **Section 10.1 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 Corporation, or is or was serving at the request of the Corporation as a Director, officer, employee or agent of another corporation, or was a Director, officer, employee or agent of a corporation which was a predecessor corporation of the Corporation; "**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 10.3 or paragraph (c) of Section 10.4.

##### **Section 10.2 Indemnification**

. This Corporation 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 Corporation to procure a judgment in its favor) by reasons of the fact that such persons is or was an agent of this Corporation, 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 Corporation 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 Corporation 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 Corporation in the performance of such persons' duty to the Corporation, 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.

##### **Section 10.3 Expenses in Successful Defense**

. To the extent that an agent of the Corporation has been successful on the merits in defense of any proceeding referred to in Section 10.2 or in defense of any claim, issue or matter therein, the agent shall be indemnified against expenses actually and reasonably incurred by the agent in connection therewith.

##### **Section 10.4 Determination of Standard of Conduct**

. Except as provided in Section 10.3, any indemnification under this Article shall be made by the Corporation 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 10.2, 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 entitled to vote represented at a duly held meeting of the Corporation at which a quorum is present or by the written consent of a Majority of Members entitled to vote. For purposes of determining the required quorum of any meeting of the Corporation called to approve or ratify indemnification of an agent and the vote or written consent required therefore, 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 Corporation 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 Corporation; or

(d) Independent legal counsel in written opinion, engaged at the direction of a quorum of disinterested Directors.

#### Section 10.5 Advancing Expenses

. Expenses incurred in defending any proceeding may be advanced by the Corporation 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 shall be determined ultimately that the agent is not entitled to be indemnified as authorized in this Article.

#### Section 10.6 Extent and Limitations of Indemnifications

. No indemnification or advance shall be made under this Article, except as provided in Section 10.3 or paragraph (c) of Section 10.4, in any circumstance 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.

#### Section 10.7 Liability Insurance

. The Corporation may purchase and maintain insurance on behalf of any agent of the Corporation 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 Corporation would have the power to indemnify the agent against such liability under the provisions of this Article.

### **ARTICLE XI: MISCELLANEOUS**

#### Section 11.1 Checks, Drafts and Documents

. 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, securities brokerage firms or other depositories as

the Board of Directors may select. All checks and drafts drawn on banks or other depositories on funds to the credit of the corporation or in special accounts of the corporation shall be signed by such person or persons as the Board of Directors shall authorize to do so. Such authorization may be general or confined to specific instances.

Section 11.2    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 Corporation, 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 Corporation by any contract or engagement or to pledge the Corporation's credit or to render the Corporation liable for any purpose or in any amount.

Section 11.3    Inspection of Bylaws

. The Corporation shall keep in the Corporation'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.

Section 11.4    Fiscal Year

. The fiscal year of the Corporation shall be determined by the Board of Directors, and having been so determined, is subject to change from time to time as the Board of Directors shall determine.

Section 11.5    Membership Book

. The Corporation shall keep and maintain in the Corporation's office for the transaction of business a book containing the name and address of each Member. Termination or transfer of ownership of any Building 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 of the Corporation.

**CONSENT OF DIRECTORS OF  
STREAMVIEW HOMEOWNERS ASSOCIATION, INC.  
IN LIEU OF MEETING**

The undersigned, constituting all of the Directors of Streamview Homeowners Association, Inc., an Idaho nonprofit corporation (the "**Corporation**"), do hereby consent to adopt and approve in writing the following corporate action without a meeting in accordance with the provisions of the general nonprofit corporation laws of the State of Idaho:

RESOLVED, that the above and foregoing Bylaws are hereby duly adopted as the Bylaws of the Corporation and that the same do now constitute the Bylaws of the Corporation.

This Consent of Directors of Streamview Homeowners Association, Inc. in Lieu of Meeting shall be effective the 26<sup>th</sup> day of October, 2004.

Joe W. Harris, Director

Gary A. Madenford, Director

Sharon A. Harris, Director

**CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify that:

1. I am the duly elected and acting Secretary of STREAMVIEW HOMEOWNERS ASSOCIATION, INC., an Idaho nonprofit corporation; and

2. The foregoing Bylaws comprising 10 pages including this page constitute the Bylaws of Streamview Homeowners Association, Inc. and were duly adopted by the Board of Directors pursuant to that "Consent of Directors of Streamview Homeowners Association, Inc. in Lieu of Meeting" dated effective the 26<sup>th</sup> day of October, 2004.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and attest the act of the corporation effective the \_\_\_\_ day of \_\_\_\_\_, 2005.

Gary A. Madenford, Secretary