

ARTICLES OF INCORPORATION
OF
10 & 20 PIONEER LANE OWNERS' ASSOCIATION

In compliance with the requirements of the Wyoming Non-Profit Corporation Act, the undersigned, who is a resident of Teton County, Wyoming and of legal age does hereby file this document for the purpose of forming a corporation not for profit and does hereby certify:

ARTICLE I
NAME

The name of the Corporation is 10 & 20 Pioneer Lane Owners' Association, which shall be a **mutual benefit** non-profit corporation.

ARTICLE II
INITIAL OFFICE

The initial office of this Association is located at 30 East Simpson Street, Jackson, Teton County, Wyoming (P.O. Box 449, Jackson, Wyoming 83001).

ARTICLE III
INITIAL AGENT

Frank Hess, whose address is 30 East Simpson Street, Jackson, Wyoming (P.O. Box 3394, Jackson, Wyoming 83001), is hereby appointed the initial registered agent of this Association.

RECEIVED
12/18/08
SECRETARY OF STATE
WYOMING

ARTICLE IV
PURPOSES AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of all property described as follows:

10 & 10 Pioneer Lane Addition to the Town of Jackson as filed in the office of the Teton County Clerk in Jackson, Wyoming.

To promote the health, safety and welfare of the owners, residents, and occupants within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that Declaration Of Condominium For 10 & 20 Pioneer Lane Addition Covenants (Covenants) as recorded in the Office of the County Clerk, Teton County, Wyoming, and as the same may be amended from time to time as therein provided.

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of any covenants, and to pay all expenses in connection therewith and all office and other expenses incident 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) borrow money, and with the assent of three-fourths of the members, mortgage, pledge, deed in trust, or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred;

(d) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation laws of the State of Wyoming by law may now or hereafter have or exercise;

(e) the Association shall have no capital stock and no dividends or other pecuniary profits shall be declared or paid to any member or director of the Association as such; and

(f) the Association has no power to carry on propaganda, attempt to influence legislation, or take part in a political campaign.

ARTICLE V
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any unit described in the 10 & 20 Pioneer Lane Addition To The Town Of Jackson as filed in the office of the Teton County Clerk in Jackson, Wyoming shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of a unit which is subject to assessments by the Association.

ARTICLE VI
VOTING RIGHTS

Each owner shall have a percentage vote based on square footage for each unit owned. Where more than one person holds an interest in any unit, all such persons shall be members. The vote for any such unit shall be exercised as the individual members among themselves determine but in no event shall more than one vote be cast with respect to any single unit.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who must be members of the Association. The number of directors and their term may be changed by amendment of the Covenants.

ARTICLE VIII
DISSOLUTION

The Corporation may be dissolved by a resolution adopted by the affirmative vote of three-fourths (75%) of the members at a general or special meeting called in accordance with the By-laws. In the event of the dissolution, the assets of the Corporation shall be liquidated into an unincorporated association of the members or other similar entity, or as a court may direct.

ARTICLE IX
INTERNAL AFFAIRS

Provisions for the regulation of the internal affairs of the corporation shall be set forth in the bylaws of the corporation.

ARTICLE X
DURATION

The corporation shall exist perpetually.

ARTICLE XI
AMENDMENTS

Amendment of these Articles shall require the assent of three-fourths (75%) of the entire membership.

ARTICLE XII
INCORPORATOR


The incorporator of this Association is: Frank Hess, Attorney at Law, P.O. Box 449, Jackson, Wyoming 83001.

ARTICLE XIII
TAX NOTICES, ANNUAL CORPORATION REPORT

Please send all State of Wyoming tax notices to:

Josh Wagner
P. O. Box 12828
Jackson, WY 83002

DATED this 16th of December, 2008.



Frank Hess
Hess Carlman & D'Amours, LLC
P. O. Box 449
Jackson, WY 83001
733-7881 phone
733-7882 fax