

AUG 11 1997

IN THE OFFICE OF
SECRETARY OF STATE
WEST VIRGINIAARTICLES OF INCORPORATION
OF

BRIAR RUN ESTATES OWNERS ASSOCIATION, INC

The undersigned, in order to form a corporation for the purposes hereinafter stated, under and pursuant to the general corporation laws of the State of West Virginia, does hereby certify as follows

SECTION ONE - NAME - The name of the corporation is Briar Run Estates Owners Association, Inc

SECTION TWO - DURATION - The corporation shall have perpetual succession by its corporate name

SECTION THREE - PURPOSES - To be and constitute the association to which reference is made in the Declaration of Covenants, Conditions, Restrictions and Easements for Briar Run Estates, and all supplementary declarations applicable to all or any part of Briar Run Estates, Charles Town District, Jefferson County, West Virginia, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, as the same may be amended from time to time

To provide for maintenance, preservation and architectural control of common areas and roads within that certain tract or parcel of real estate described as "Briar Run Estates" and any and all properties which may be annexed thereto in accordance with the provisions of the declaration, reservations and restrictive covenants

To promote the health, safety, and welfare, and in furtherance of the interests of owners of the above described real estate in Briar Run Estates

It is anticipated that this corporation shall be considered a "homeowners association," as the term is defined under 26 U S C Section 528 (c) (1), to take maximum advantage of the election to be a homeowners association under such statute

To carry on any lawful business whatsoever that this corporation may deem proper or convenient in connection with any of the foregoing purposes or otherwise or that it may deem appropriate, directly or

indirectly, to improve the interests of the corporation, and to do all things specified in the West Virginia Code and to have and exercise all powers conferred by the laws of the State of West Virginia on corporations formed under the laws pursuant to which and under which this corporation is formed as such laws are now in effect or may at any time hereafter be amended, and to do any and all things hereinabove set forth to the same extent and as fully as natural persons, firms, associations or corporations and in any part of the world

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, shall be liberally construed in aid of the powers of this corporation and the powers and purposes stated in each clause shall, except where otherwise stated, be in no way limited or restricted by any term or provision of any other clause, and shall be regarded not only as independent purposes, but the purposes and powers stated shall be construed distributively as each object expressed, and the enumeration as to specific powers shall not be construed as to limit in any manner the aforesaid general powers but are in futherance of, and in addition to and not in limitation of, said general powers

SECTION FOUR - PRINCIPAL OFFICE - The address of the corporation's principal office is 608 East Washington Street, Charles Town, West Virginia, 25414 No person to whom notice or process may be sent has been designated

SECTION FIVE - INCORPORATOR - The name and address of the incorporator is Terry L Marcus, whose address is 608 East Washington Street, Charles Town, West Virginia, 25414

SECTION SIX - INITIAL DIRECTOR - The name and address of the initial director is

Terry L Marcus, whose address is 608 East Washington Street, Charles Town, West Virginia, 25414

SECTION SEVEN - CAPITALIZATION - Each owner of a lot in Briar Run Estates, Charles Town District, Jefferson County, West Virginia, shall be entitled to a single vote as a member, subject to the

corporate by-laws and declaration Because this corporation is a membership corporation, it shall issue no stock

SECTION EIGHT - MANAGEMENT - The corporation shall have a President, Vice-President, Secretary and Treasurer, each of whom shall be elected by the Board of Directors Any number of the offices may be held by the same person except that of President and Secretary

SECTION NINE - PREEMPTIVE RIGHTS - Since the corporation shall issue no stock, as it is a membership corporation, then there shall be no preemptive rights granted to members

SECTION TEN - LIMITED LIABILITY - The private property of a member shall not be subject to the payment of corporate debts to any extent whatsoever

IN WITNESS WHEREOF, I have executed these Articles of Incorporation, in duplicate, on the 25th day of APRIL, 1997

TERRY L MARCUS
Terry L Marcus

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State of West Virginia



Certificate

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*I, Ken Heckler, Secretary of State of the
State of West Virginia, hereby certify that*

by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia Code, the
Articles of Incorporation of

BRIAR RUN ESTATES OWNERS ASSOCIATION, INC

conform to law and are filed in my office I therefore declare the organization to be a Corporation
for the purposes set forth in its Articles, with the right of perpetual existence

Therefore, I hereby issue this

CERTIFICATE OF INCORPORATION

to which I have attached a duplicate original of the Articles of Incorporation



*Given under my hand and the
Great Seal of the State of
West Virginia on this
Eleventh day of
August 1957*

Ken Heckler

Secretary of State

441 111111 TO KLLP-1222, PO BOX 440, Martinsburg, 25701