

**ARTICLES OF INCORPORATION
OF
BARRINGTON WOODS
HOMEOWNERS ASSOCIATION, INC.**

11038
**FILED
MAR 23 1999
IN THE OFFICE OF
SECRETARY OF STATE
WEST VIRGINIA**

The undersigned, acting as incorporator of a corporation under Section 27, Article 1, Chapter 31 of the West Virginia Code, adopts the following Articles of Incorporation of such corporation:

- I. The undersigned agrees to become a corporation by the name of BARRINGTON WOODS HOMEOWNERS ASSOCIATION, INC.
- II. The address to the principal office of said corporation will be P. O. Box 131, Winfield, West Virginia 25213.
- III. The purpose or purposes for which this corporation is formed are as follows:
To own, operate, maintain, rehabilitate, repair, construct and finance, by way of dues or otherwise, all necessary improvements, including roadways, reasonably required for the homeowners in BARRINGTON WOODS, a private residential community in Scott District, Putnam County, West Virginia, solely for the benefit of dues paying members of said Association. All property owners of lots within said BARRINGTON WOODS shall constitute the membership (only class) of said Association. An owner of a subdivision lot shall automatically become a member upon the recordation of his, her or their deed and ownership shall be the sole qualification for membership. All owners of lots in BARRINGTON WOODS shall pay reasonable dues of the Association. The Association shall have the right to unilaterally place a lien upon the property in BARRINGTON WOODS of any member failing to pay dues within thirty (30) days of when due. Membership rights shall automatically lapse whenever the member is delinquent in payment of dues to the Association. Further rules,

regulations, rights and responsibilities shall be contained in the By-Laws of the Association, by action of the association members.

IV. Provisions for the regulation of the internal affairs of the Corporation shall be governed by the By-Laws of the corporation, which By-Laws may be altered, amended or repealed by action of the association members.

V. This corporation is not organized for profit and is not authorized to issue capital stock.

VI. The full name and address of the incorporator is:

Neville Moberley, Jr.
d/b/a C & N Builders
P. O. Box 131
Winfield, West Virginia 25213

VII. The existence of this corporation is to be perpetual.

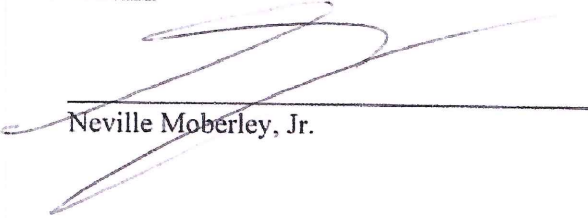
VIII. The name and address of the appointed person to whom notice or process may be sent is:

Neville Moberley, Jr.
d/b/a C & N Builders
P. O. Box 131
Winfield, West Virginia 25213

IX. The number of Directors constituting the initial Board of Directors is one (1), provided, however, that the By-Laws shall provide for a maximum of six (6) directors; and the name and address of the person who is to serve as Director until the first annual meeting of the Association members is:

Neville Moberley, Jr.
d/b/a C & N Builders
P. O. Box 131
Winfield, West Virginia 25213

I, the undersigned, for the purpose of forming a corporation under the laws of the State of West Virginia, do make and file these Articles of Incorporation and accordingly set my hand thereunto on this 19th day of March, 1999.

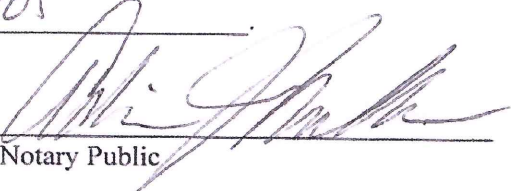

Neville Moberley, Jr.

STATE OF WEST VIRGINIA,

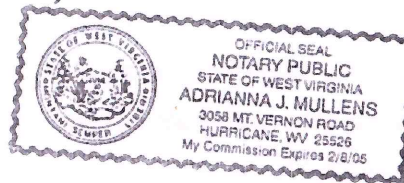
COUNTY OF PUTNAM, to wit:

The foregoing instrument was acknowledged before me this 19th day of March, 1999, by Neville Moberley, Jr.

My Commission expires 2/8/05


Notary Public

This instrument was prepared by:
ERIC S. EMBREE
Attorney at Law
3058 Mt. Vernon Road
Hurricane, WV 25526
(304)757-0021
E:\ADWP50\MOBERLEY\HOAS\Articles.wpd



STATE OF WEST VIRGINIA

County of Putnam, to-wit:

I, MICHAEL W. ELLIOTT, Clerk of the County Commission of said County, do hereby certify that the foregoing writing was this day produced to me in my said office and together with the certificate thereto annexed, was duly admitted to record therein.

Given under my hand this

29 day of March, 1999
Michael W. Elliott 10:36A
Clerk.

BOOK 00-19 PAGE 721

DEED

THIS DEED, Made this 28th day of June, 1999, by and between **NEVILLE MOBERLEY, JR., d.b.a. C & N BUILDERS**, party of the first part, and **BARRINGTON WOODS HOMEOWNERS ASSOCIATION, INC.**, a Non-profit West Virginia corporation, party of the second part;

WHEREAS, the party of the first part is the developer of the residential subdivision known as BARRINGTON WOODS, situate in Scott District, Putnam County, West Virginia, as shown on the maps thereof recorded in the Office of the Clerk of the County Commission of Putnam County, West Virginia in Map Cabinet C, page 476, Map Cabinet C, Slide 486, and Map Cabinet C, Slide 497; and

WHEREAS, the party of the first part desires to convey unto the party of the second part, the FEE INTEREST in and to the streets, common areas, drainage systems and water retention areas in Barrington Woods.

NOWTHEREFORE, WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other valuable consideration herein described, receipt of all of which is hereby acknowledged, the party of the first part does hereby GRANT, CONVEY, RELEASE, REMISE and forever QUITCLAIM unto the party of the second part, the FEE INTEREST in and to that certain parcel situate in Scott District, Putnam County, West Virginia, more particularly described as follows:

BEGINNING at a 3/4" rebar along the southerly right of way line of West Virginia Secondary Route 34/15, known as Poplar Fork Road, said rebar also marking the northwesterly corner of the property now or formerly owned by Jerry L. Franklin (DB 285, PG 658); thence with the line of Franklin, S. 2° 00' 47" W. 527.48 feet to a marked stone at a fence post corner; thence leaving the Franklin line and running with the property now or formerly owned by John D. Samples (DB 179, PG 398) S. 4° 01' 32" W. 1,325.29 feet to a point near a 17" Hickory; thence leaving the Samples line and running with the property now or formerly owned by Edwin C. Hess (DB 229, PG 632) N. 77° 38' 37" W. 1,740.75 feet to a 3/4" rebar set in the easterly right of way line of West Virginia Secondary Route 60/5, known as Fletcher Road; thence leaving the line of Hess and with the easterly right of way line of Fletcher Road the following thirteen (13) calls: N. 29° 07' 07" E. 68.88 feet to a point; thence N. 18° 44' 41" E. 107.47 feet to a point; thence N. 12° 29' 15" E.

Mail to: Neville Moberley Jr
PO Box 131
Winfield WV 25213
No Transfer Tax No. 9317

213.94 feet to a point; thence N. 10° 26' 15" E. 143.95 feet to a point; thence N. 13° 35' 44" E. 179.43 feet to a point; thence N. 17° 38' 36" E. 76.20 feet to a point; thence N. 26° 57' 32" E. 137.24 feet to a 3/4" rebar; thence N. 40° 38' 45" E. 145.86 feet to a point; thence N. 52° 47' 11" E. 130.31 feet to a point; thence N. 60° 10' 13" E. 90.71 feet to a point; thence N. 66° 00' 19" E. 243.48 feet to a 3/4" rebar; thence N. 55° 07' 00" E. 175.89 feet to a point; thence N. 42° 26' 06" E. 67.15 feet to a 3/4" rebar set at the base of a 22" Box Elm; thence veering in a northeasterly direction from Fletcher Road the following four (4) calls: N. 41° 03' 47" E. 132.03 feet to a 3/4" rebar set at the base of a 25" Sycamore; thence N. 3° 52' 31" E. 161.58 feet to a 3/4" rebar; thence N. 11° 29' 27" E. 191.14 feet to a 36" Black Oak at a fence corner; thence, N. 11° 29' 27" E. 16.48 feet to a 3/4" rebar set in the southerly right of way line of Poplar Fork Road; thence crossing said right of way N. 36° 20' 06" E. 30.00 feet to a 3/4" rebar; thence running with said Poplar Fork Road the following six (6) calls: N. 54° 01' 01" W. 139.13 feet to a point; thence, N. 36° 03' 37" W. 82.93 feet to a point; thence, N. 9° 58' 09" W. 52.17 feet to a point; thence N. 5° 33' 58" E. 99.12 feet to a point; thence N. 15° 11' 01" E. 93.43 feet to a point; thence N. 9° 34' 37" E. 41.05 feet to a 1/2" steel pipe; thence leaving said right of way line and running with the line of Hubert Beaver, Jr. (DB 107, PG 412) and Wayne Banning (DB 295, PG 322) the following three (3) calls: S. 65° 53' 14" E. 289.74 feet to a 3/4" rebar; thence S. 87° 33' 19" E. 516.25 feet to a point at a 27" Pin Oak at fence line; thence N. 69° 50' 02" E. 54.29 feet to a 3/4" rebar marking the northwesterly common corner of the property now or formerly owned by Samuel E. Fish (DB 237, PG 120); thence with the line of Fish S. 0° 14' 24" W. 652.58 feet to a 2" iron pin near a power pole in the northerly right of way line of Poplar Fork Road; thence crossing said right of way S. 0° 14' 24" W. 32.48 feet to the place of beginning, containing 67.90 acres, as shown on that certain map entitled, "A PLAT SHOWING A SURVEY OF A 67.90 ACRE TRACT OF LAND OWNED BY ELLA MAE GULLION AND BETTY JEAN WHEELER, DEED BOOK 288, PAGE 677, BEING SITUATE IN SCOTT DISTRICT, PUTNAM COUNTY, WEST VIRGINIA", dated June 2, 1992.

Being the same real estate conveyed unto the party of the first part herein by Ella Mae Gullion, et al, by deed dated January 6, 1995, recorded in the Office of the Clerk of the County Commission of Putnam County, West Virginia in Deed Book 361, page 458.

There is excepted and reserved from the force and effect of this conveyance all numbered lots shown on the maps of Barrington Woods recorded in the aforesaid Clerk's Office.

This conveyance is made subject to the rights of others in and to the use of the streets and common areas in Barrington Woods as set out in deeds of record in the aforesaid Clerk's Office as well as the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Barrington Woods Scott Putnam County, West Virginia, recorded in the aforesaid Clerk's Office in Miscellaneous Book 41, page 386.

It is the purpose and intent of this conveyance to vest in the party of the second part, title to the fee interest in and to the street and common areas of Barrington Woods as shown on maps of said subdivision recorded in the aforesaid Clerk's Office in Map Cabinet C, Slide 476, Map Cabinet C, Slide 486, and Map Cabinet C, Slide 497.

This conveyance is made further subject to any and all covenants, restrictions, easements and reservations affecting the real estate herein conveyed which may be a matter of record in the aforesaid Clerk's office.

DECLARATION OF CONSIDERATION OF VALUE: The party of the first part does hereby declare that the real estate conveyed by this document is not subject to State Excise Tax for the reason that this is a conveyance to a Non-Profit West Virginia Corporation, for a consideration of less than One Hundred Dollars.

WITNESS the following signature.

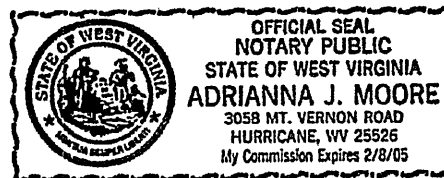

NEVILLE MOBERLEY, JR.,
d.b.a. C & N BUILDERS

STATE OF WEST VIRGINIA,
COUNTY OF PUTNAM, to-wit:

The foregoing instrument was acknowledged before me this 28th day of June, 1999,
by NEVILLE MOBERLEY, JR., d.b.a. C & N BUILDERS.

My commission expires: February 8, 2005.


NOTARY PUBLIC



This instrument was prepared by:

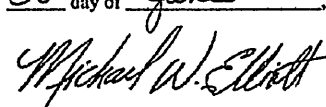
ERIC S. EMBREE
Attorney at Law
3058 Mt. Vernon Road
Hurricane, WV 25526
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STATE OF WEST VIRGINIA

County of Putnam, to-wit:

I, MICHAEL W. ELLIOTT, Clerk of
the County Commission of said County, do hereby
certify that the foregoing writing was this day pro-
duced to me in my said office and together with
the certificate thereto annexed, was duly admitted
to record therein.

Given under my hand this

30 day of June, 1999

Clerk.