

RESTATEMENT OF
ARTICLES OF INCORPORATION OF GLEN HAVEN PROPERTY OWNERS
ASSOCIATION, Inc. 2019

Article I.

The undersigned agree to become a non-profit corporation by the name of Glen Haven Property Owners Association, Inc.

Article II.

The principal office and place of business of the corporation will be reflected as the physical address of the current president of the Board of Directors. This address will be filed with the Secretary of State of West Virginia and the Post Office concurrent with any change of individuals in the role of president. The mailing address shall be 410 Mason Drive, Harpers Ferry, West Virginia 25425

Article III.

The general nature, objects and purposes of the Association are:

1. To acquire title to the roads, ways, parks, picnic pavilion, boat ramp, and parking areas in the Glen Haven Subdivision, Jefferson County, West Virginia, as shown on survey plats of Glen Haven subdivision sections 1, 1A, 2, 3, 4 and the Glen Haven Reserve;
2. To promote, encourage, and work for the health, safety and welfare of the residents within the Glen Haven Subdivision, Jefferson County, West Virginia, and such additions thereto as may be hereafter brought within the jurisdiction of this Association by annexation; by providing, operating, owning and maintaining community properties and facilities including but not limited to, streets, parks, boat ramp, parking areas, picnic pavilion and other recreational facilities including buildings, structures, and personal properties incident thereto;
3. To provide maintenance, repair, upkeep, and Improvement of streets, ways, picnic pavilion, boat ramp, and parking areas and to accept contributions and gifts from living persons and corporations by Will or otherwise.
4. To do all other acts and things permitted by the statutes under which this Association is formed and shall appear to be conducive to, or expedient for, the better accomplishment of its purposes and objectives

Article IV.

This corporation is not organized for profit and shall not be authorized to issue Capital stock.

1. Membership:

Owners of recorded lots shall automatically become a member upon acquisition of title to their respective lots. Annual payment of his/her proportionate share of cost as determined by the officers of the association shall constitute a member in good standing. Only members in good standing shall receive voting rights and be permitted to use and share in community properties.

The membership of any member in the Association shall automatically terminate upon conveyance or other divestment of title to recorded lot. A person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member.

2. Voting Rights:

Members as defined in Article IV, section 1; shall be entitled to one vote per lot. Members owning more than one lot may be allowed to cast additional votes for lots owned; if said member chooses to pay full membership fees for those additional lots. Thereby one vote per paid lot.

Article V.

The following additional provisions are inserted for the regulation of the Affairs of the corporation:

1. Legislative and Political Activities - No substantial part of the activities of the corporation shall consist of carrying on propaganda or otherwise attempting to influence legislation (except as permitted in section 501 (i) of the Internal Revenue Code), and the corporation shall not participate in, or intervene in (including the publishing or distributing of statements) any political campaign on behalf of any candidate for public office.

2. Distribution of Assets on Dissolution -Upon dissolution of the corporation, its remaining assets, if any, shall be distributed to one or more organizations organized and operating exclusively for religious, charitable, scientific, literacy, or educational purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code, as now in force and afterwards amended, as the Directors of the corporation shall determine. Any such assets not so distributed shall be distributed by the Circuit Court, Jefferson County, West Virginia, as in the judgment of such Court will best accomplish the general purposes for which the corporation was organized

3. Prohibitive Activities

- A. The corporation shall not engage in any act of self-dealing as defined in Section 4941 (d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws
- B. The corporation shall not retain any excess business holdings as defined in Section 4943 (c) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws
- C. The corporation shall not take any investments in such manner as to subjected to tax under Section 4944 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws
- D. The corporation shall not make any taxable expenditures as defined in the Section 4943 (d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws

4. Accumulation of Income -The corporation shall not unreasonably accumulate income within the meaning of Section 504 of the Internal Revenue Code as now in force or afterwards amended.

5. Trade of Business -The corporation shall not be operated for the primary purpose of carrying on an unrelated trade or business as defined in section 513 of the Internal Revenue Code as now in force or afterwards amended.

6. Distribution of Earnings - No part of the net earnings of the corporation shall inure to the benefit of any private shareholder or individual within the meaning of Section 501 (c) (3) of the Internal Revenue Code as now in force or afterwards amended.

7. Compensation -No compensation shall be paid to any member officer director trustee, creator or organizer of the corporation or substantial contributor to it except as a reasonable allowance for services actually rendered to or for the corporation.

Article VI.

The names and post office addresses of the incorporators are as follows:
(founding signatures remain on file at Sec. of State Office)

Garland Ausherman; Harry K. Crowl; Dorsey B. Gilbert; Lloyd L. Schrader;
Frank Sharrar; and Gene W. Smith.

Article VII.

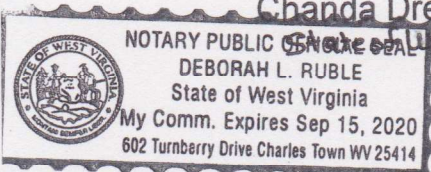
The existence of this Corporation is to be perpetual

We, the undersigned for the purpose of maintaining the corporation, under the laws of the State of West Virginia do amend and file this Restatement of the Articles of Incorporation of Glen Haven Property Owners Association, Inc. and have signed as recorded below.



Carol L. Perfetto Date 6/3/19
County of Jefferson on 6/3/19 Carol L. Perfetto did appear before me.

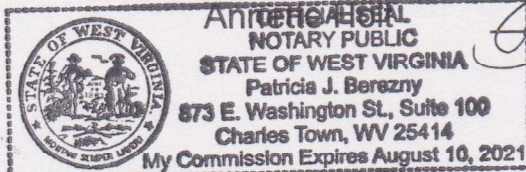
Deborah L. Ruble
Notary Public
Commission Expires
September 15, 2020



Chanda Drew

Chanda Drew Date 6/3/19
County of Jefferson on 6/3/19 Chanda Drew did appear before me.

Deborah L. Ruble
Notary Public
Commission Expires September 15, 2020



Annette Holt Date 6/7/2019
STATE OF WV. County of Jefferson. Annette Holt did appear before me
Patricia J. Berezny, NOTARY, Com Exp 08/10/2021



Andeyl Parker Walker Date 6/8/19



Rebecca Sullivan

Rebecca Sullivan Date 6/5/19
County of Jefferson on 6/5/19 Rebecca Sullivan did appear before me.

Sharon L. Foote
Notary Public
Exp. 4-1-22

Melissa Axtman

Melissa Axtman Date 6/12/19



Robert Mead

Robert Mead Date 6/8/19
Sharon Foote



Sharon Foote
6/12/19