

CERTIFICATE OF INCORPORATION

OF

SCRIBNER HOLLOW HOMEOWNER'S ASSOCIATION, INC.

Under Section 402 of the  
Business Corporation Law

WAYNE L. GRAFF, being of the age of nineteen years or over, for the purpose of forming a corporation pursuant to Section 402 of the Not-For-Profit Corporation Law of New York, does hereby certify:

FIRST: The name of the Corporation is SCRIBNER HOLLOW HOMEOWNER'S ASSOCIATION, INC. (the "Corporation").

SECOND: That the Corporation is a corporation as defined in subparagraph (a) (5) of Section 102 of the Not-For-Profit Corporation Law.

THIRD: The purpose or purposes for which the Corporation is formed are as follows:

A. To promote the health, safety and welfare of the residents of a residential community proposed and as developed by Whistle Tree Development Corp. a New York corporation, on lands situated at Scribner Hollow Road in the Village and Town of Hunter, Greene County, New York; and for this purpose:

(1) To own, acquire, build, operate, furnish and maintain land and facilities for recreational, cultural and community use, including buildings, roads, parking areas, water and sewage facilities, structures and personal property incidental thereto, hereinafter referred to as the "Common Properties"; and

(2) To enter into and enforce on behalf of said residents any and all covenants, restrictions and agreements applicable to the residential townhouse parcels within the above described community and the Common Property (the enforcement of which is not reserved to others), and particularly the Declaration of Covenants, Restrictions and Agreements which were heretofore recorded in the Office of the Clerk of Greene County, New York as presently in effect or hereafter amended.

B. To make and perform any contracts and do any acts and things, and exercise any powers suitable, convenient, proper or incidental for the accomplishment of any objections enumerated herein and in the Declaration and By-Laws of the Corporation, but not for the pecuniary profit or financial gain of its members, directors or officers except as permitted under Article 5 of the Not-For-Profit Corporation Law.

C. The Corporation, in furtherance of its corporate purposes above set forth, shall have the powers enumerated in Section 202 of the Not-For-Profit Corporation Law, subject to any limitations provided in the Not-For-Profit Corporation Law or any other statute of the State of New York.

FOURTH: The Corporation shall be a Type A Corporation pursuant to Section 201 of the Not-For-Profit Corporation Law.

FIFTH: The Corporation shall have the power to dispose of its real properties only as authorized under the Declaration applicable to said properties.

SIXTH: This Certificate may be amended pursuant to the provisions of the Not-For-Profit Corporation Law.

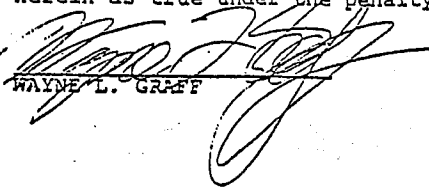
SEVENTH: The office of the Corporation will be located at Scribner Hollow Road, Hunter, Greene County, New York.

EIGHTH: The territory in which the operations of the Corporation will principally be conducted is the Village and Town of Hunter, in the County of Greene, State of New York.

NINTH: The Secretary of State is designated as the agent of the Corporation upon whom process against it may be served and the post office address to which the Secretary of State shall mail a copy of any process served against it is Scribner Hollow Road, Hunter, New York 12442, Village and Town of Hunter, Greene County, New York.

TENTH: No approvals or consents are required to be attached to this Certificate of Incorporation.

IN WITNESS WHEREOF, I have made and signed this Certificate  
this 9<sup>TH</sup> day of OCTOBER 1981, and I affirm the statements contained  
herein as true under the penalty of perjury.

  
WAYNE L. GRAFF

Spruceton Road  
Westkill, New York 12492

OCT 30 9 51 AM '85  
GREENE CO. CLERK'S OFFICE  
CATSKILL, N.Y.

Greene County  
Recorded on the 30<sup>th</sup> day  
of OCT. 1985 at 9:51  
A.M. in Liber 843  
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## SCHEDULE A

"All that piece or parcel of land situate, lying and being in the Village of Hunter, Town of Hunter, County of Greene, State of New York, bounded and described as follows:

BEGINNING at a point marked by a P.K. nail on the center line of Scribner Hollow Road, said point at beginning being located S 36° 01' E 280.40' from the point of beginning of lands of Tempo Furnishings, Inc. (formerly Tannersville Holding Corp.) set forth in Liber 437 Cp. 925; thence proceeding the following fourteen courses and distances through lands of Scribner Hollow Corp., N 25° 10' 33" W 446.08', S 59° 26' 51" W 71.00, S 74° 43' 22" W 70.66', N 24° 51' 35" W 98.08', S 42° 38' 43" W 95.37', S 68° 13' 54" W 72.85', N 44° 05' 22" W 267.30', N 38° 30' 11" E 137.82', N 42° 48' 55" E 248.31', N 50° 34' 15" E 199.68', S 21° 29' 18" E 312.56', S 6° 45' 13" E 220.91', S 59° 27' 13" W 19.99', S 25° 10' 33" E 464.86' to a point on the aforementioned center line of Scribner Hollow Road; thence S 80° 31' 53" W 51.97' along said center line of Scribner Hollow Road to the point or place of beginning.

Containing 4.97 acres of land more or less.

Subject to the rights of the public in and to the aforementioned road commonly known as the Scribner Hollow Road."