

Hunter's Ridge Sportsmen's Club, Inc.
Hunting Rules
August 2021

1. Name signs may not be placed on trees. An orange ribbon around a tree indicates that a hunter is going to hunt from there with a portable stand. Please allow at least 100 yards between tree stands. If you see orange move unless it's your buddy.
2. No permanent tree stands are allowed. Any structure that can't be removed from a tree is considered a permanent structure?
3. During the first week of bow, muzzleloader, and rifle season, guests must be related to a member.
4. Riding ATVs in the hunting area on Sunday afternoon and Monday morning of opening day of bow, rifle, and muzzleloader should be limited to removing deer or returning to camp from hunting. Scouting should be done no later than Saturday before opening day.
5. During hunting season, ATVs should be parked along the road and not driven into the mountains unless to drag out a deer or bear.
6. Only one guest per member. If a member has more than one share, they still are only allowed one guest. Guests must be accompanied by member.
7. If a member is not in camp and they have a tree stand, other members can hunt out of it.
8. Each member is allowed two tree stands. One for themselves and one for their guest.
9. If there are more than 30 hunters on the property on opening day of bow, rifle, or muzzleloader season, tree stands must be removed from the hunting area from April 1 to May 1. **Everyone hunting open day must sign in at the gate.**

Please feel free to talk with the Board of Directors concerning these rules and any other suggestions you may have to improve the hunting conditions on the property.

Respectfully written,

Hunter's Ridge Board of Directors.

Hunter's Ridge Sportsmen's Club, Inc.
Camping Rules
August 2021

1. Locks on the gates will be changed as required. You are asked not to give out the combination to persons who aren't members.
2. Four-wheel vehicles and ATVs are permitted on the club grounds.
3. Each interest is entitled to five (5) guests in the camping area. Owners must be present while invited guests are on the club grounds.
4. All trash must be removed when departing from the camping area. It is recommended that while camping, metal or heavy plastic containers with lids be used for trash.
5. Firewood may be cut and burned for personal use only by members. Firewood from the club grounds may not be sold.
6. Long guns are to be unloaded and no guns are to be shot in the camping area.
7. The last person to leave the camping area should turn off the dusk to dawn light.
8. Campfires must be attended. It is illegal to leave an open fire burning unattended. If a forest fire was caused by an unattended campfire, the club could be liable for the cost of putting it out.
9. All campers must have current licenses, be in good condition and be able to be moved from its site. The Board will be checking licenses, camper conditions, if they can be moved from there spot and if there are fewer than ten open sites on a quarterly basis. If you camper does not meet any of these requirements, you will receive a letter from the Board pointing out which requirements you're not meeting. You will have 30 days to get your camper up to standard.
10. There is an annual camping fee asset for the previous year and is due May 1. Currently the fee is \$20.00 per quarter for the first three quarts and \$40.00 for the last quarter of the year.
11. If there are fewer then ten open camp sites in the campgrounds, campers will have to be removed out of the campgrounds from April 1 to May1.

Please feel free to talk with the Board of Directors concerning these rules and any other suggestions you may have to improve the camping conditions on the property.

Respectfully written,

Hunter's Ridge Board of Directors

CAPON DISTRICT, HARDY COUNTY, WEST VIRGINIA

BEING THE SAME LAND THAT RICHMOND L. RICHMOND V. RICHMOND RICHMOND L. RICHMOND, PARK A. RICHMOND AND ERIC L. RICHMOND JANUARY 12, 1971 AND RECORDED IN THE OFFICE OF THE CLERK OF HARDY COUNTY, WEST VIRGINIA IN DEED BOOK 125 AT PAGE 10

ALSO BEING TRACT 2 & 3, PART IN A V ASSOCIATES, INC. CORPORATION BY DEED DATED OCTOBER 15, 1967 AND RECORDED IN THE OFFICE OF THE CLERK OF HARDY COUNTY, WEST VIRGINIA IN DEED BOOK 106

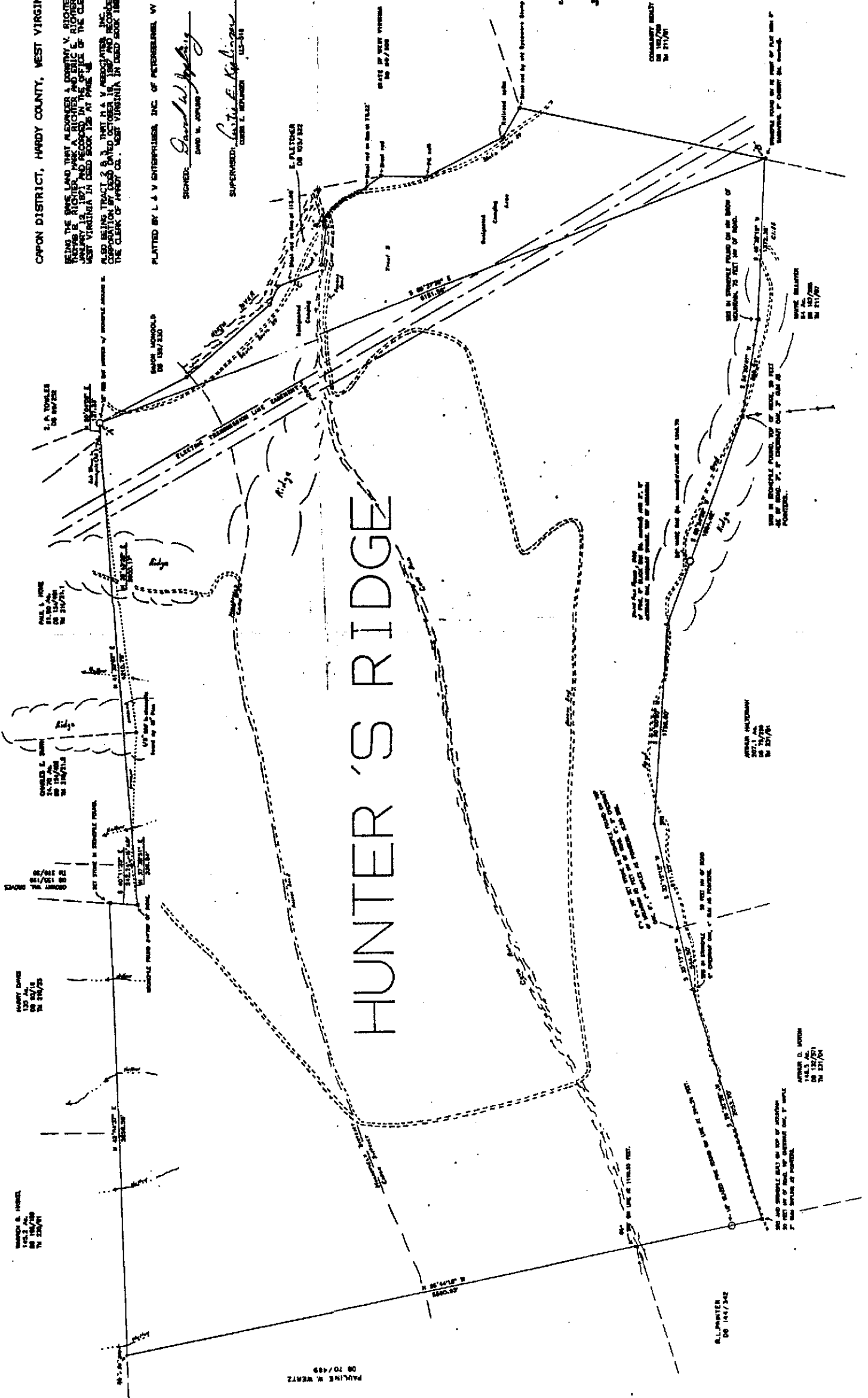
PLATTED BY L. V. ENTERPRISES, INC. OF PETERSBURGH, VA

SIGNED: *David W. ...*
 DAVID W. ...

SUPERVISED: *Carl E. ...*
 CARL E. ...

PAULINE W. WENZ
 08 20/489

HUNTER'S RIDGE



HARRY DAVIS
 130 A.C.
 08 02/18
 10 28/25

OWEN L. ...
 20 A.C.
 08 12/18
 10 28/25

PAUL J. ...
 10 A.C.
 08 12/18
 10 28/25

E.A. ...
 10 A.C.
 08 12/18
 10 28/25

BRUCE ...
 10 A.C.
 08 12/18
 10 28/25

E. ...
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BY-LAWS
OF
HUNTER'S RIDGE SPORTSMEN'S CLUB, INC.

ARTICLE I

NAME AND OBJECTIVE OF CORPORATION

Section 1. NAME This Corporation shall be known as Hunter's Ridge Sportsmen's Club, Inc., hereinafter called the "Association."

Section 2. OBJECTIVES The objectives of the Association shall be to maintain the roads situated in the Hunter's Ridge subdivision for the benefit of the property owners in the subdivision. Further, the Association shall act in accordance with Article III of the Articles of Incorporation of Hunter's Ridge Sportsmen's Club, Inc.

ARTICLE II

MEMBERSHIP

Section 1. MEMBERSHIP The membership of the Association shall be limited to all persons who purchase an interest in Hunter's Ridge subdivision.

Section 2. INTEREST OWNER Each owner, or joint or common owner, of an interest in the Hunter's Ridge subdivision shall be a member of the Association.

Section 3. ANNUAL ASSESSMENTS The owner(s) of each interest shall pay to the Association an annual assessment which owners of all interests in the Hunter's Ridge subdivision are required to pay in accordance with the provisions of the Protective Covenants and Restrictions applicable to the subdivision. The annual charge shall include, but not be limited to, the costs of maintaining the roads, common areas and utilities in the subdivision, and matters set forth in the Hunter's Ridge Covenants, not to exceed \$50.00 per interest owned, as adjusted pursuant to the covenants and restrictions.

Section 4. ADDITIONAL ASSESSMENTS The Annual Association assessments shall be established on a yearly basis by the Board of Directors of the Association. No further assessments may be made

unless specifically approved by the entire membership of the Association at a Special Meeting of said Association called pursuant to the Articles of Incorporation of Hunter's Ridge Sportmen's Club, Inc., and these By-Laws.

Section 5. ASSESSMENT DEFAULT In the event of default by any member in paying to the Association the annual assessments, such charges shall become a lien upon the member's property as provided in the Protective Covenants and Restrictions for Hunter's Ridge subdivision. Each lot owner in default shall be obligated to pay interest at 10% per annum together with all expenses, including reasonable attorney fees, incurred by the Association in any proceedings brought to collect such unpaid assessments.

Section 6. VOTE Each interest shall have one vote, in person or by proxy, at the meeting of the members; provided, however, that if two or more members have or hold common or joint membership to any interest in Hunter's Ridge subdivision, only one vote shall be cast for each interest with common or joint ownership. The designation of any proxy shall be made in writing to the Secretary of the Association, and shall be revocable at any time by written notice to the Secretary by the member or members so designated.

ARTICLE III

OFFICERS

Section 1. OFFICERS AS DIRECTORS The officers of the corporation shall also serve as four (4) of its six (6) directors on the Board of Directors.

Section 2. OFFICERS The officers of the Association shall consist of a President, Vice-President, Secretary and a Treasurer, elected as provided in Section 1 of Article V of these By-Laws and in the Articles of Incorporation of Hunter's Ridge Sportsmen's Club, Inc.

Section 3. PRESIDENT AS COMMITTEE MEMBER The President shall be a member, ex officio, of all committees.

Section 4. OFFICERS TERM The officers of the Association must be members of the Association and shall be elected at the annual meeting of the members of said Association. The term of each officer and the Directors shall be for two years.

ARTICLE IV

MEETINGS

Section 1. ANNUAL MEETING OF MEMBERS The annual meeting of members of the Association shall be held at a date as selected by the membership at a previous annual meeting.

Section 2. SPECIAL MEETING OF THE ASSOCIATION Special meetings of the Association members may be called by the President, or upon request of twenty (20) interests to the President made in writing. Notice of the meeting shall be mailed to each member at least fifteen (15) days prior to the date of the said special meeting. Said notice shall state the time and place of the meeting and shall also state the purpose of said special meeting. At such special meeting there shall only be considered such business as is specified in the notice of meeting.

Section 3. QUORUM FOR MEMBERS OF MEETING At all meetings of the Association, either special or regular, the representation, in person by owners or by proxy, of 50% of the Interests in the subdivision at any annual meeting shall constitute a quorum for the conduct of business.

Section 4. PROXY USE ABSENT MEETING In consideration of the scattered residences of the membership and the difficulties inherent in organizing meetings, nothing herein or in any other document creating, prepared or utilized by the Association shall be construed so as to prevent a vote of the membership upon duly specified issue(s) solely by return-mail proxy without a scheduled meeting, unless this provision is amended by a majority vote of a quorum of the Association. Such a proxy vote shall permit members no less than 15 days from initial mailings to the membership to respond.

Section 5. LACK OF QUORUM If a quorum is not present, the presiding officer may adjourn the meeting to a day and hour set by him. The members present at a duly called or held meeting at which quorum was once present may continue to do business at the meeting notwithstanding the withdrawal of enough members to leave less than a quorum. The required quorum at any subsequent meeting set by the President shall be one-half (1/2) of the required quorum at the preceding meeting.

Section 6. ORDER OF BUSINESS At all meetings of the Association, the order of business shall be as follows:

- (a) Reading of Minutes of immediate prior meeting for information and approval.
- (b) Reports of Officers.
- (c) Reports of Committees.
- (d) Unfinished Business.
- (e) New Business.
- (f) Reading and approval of Minutes of meeting just had, if requested.

Section 7. SPECIFIC LOCATION Meetings of the Association shall be held at a suitable place convenient to the members and such a place shall be specified in the notice of meeting.

ARTICLE V

ELECTION OF OFFICERS AND DIRECTORS

Section 1. ELECTIONS The term of an officer and directors of the Association shall be two (2) years and they shall be elected by majority vote of interests represented at the annual meeting of the Association. No member may serve more than two (2) consecutive terms.

Section 2. VACANCIES If a vacancy occurs among the officers, the Board of Directors shall fill said vacancy for the remainder of said officer's term.

Section 3. REMOVAL Any officer may be removed from office for cause, by the vote of members of the Association constituting 75% of the interest represented at a regular or special meeting of the Association.

Section 4. NOMINATION At least one (1) month before the election meeting, at his/her option, the President may appoint a Nominating Committee of three (3) members of the Association whose duty it will be to nominate the officers. Sole or additional nominations may be made by any members of the Association at the election meeting.

ARTICLE VI

DUTIES OF OFFICERS

Section 1. PRESIDENT The President shall preside at all meetings of the Association and shall appoint such committees as he or the Association shall consider expedient or necessary.

Section 2. VICE-PRESIDENT In the absence of the President, the Vice-President shall perform his duties, and in the absence of both the President and Vice-President, the Treasurer shall preside and assume the duties of President. The Vice-President shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Association.

Section 3. SECRETARY The Secretary shall keep the Minutes of all meetings of the Association and shall, if requested, read such Minutes at the close of each meeting for approval if possible, and shall mail out all notices and proxies for meetings of the Association. He/she shall perform such other duties as may be required of him/her by the By-Laws, the President or the Association.

Section 4. TREASURER The Treasurer shall have the charge of all receipts and monies of the Association, deposit them in the name of the Association in a bank approved by the Association, and disburse funds as ordered or authorized by the Association. He/she shall keep regular accounts of his/her receipts and disbursements, submit

his/her record when requested, and give an itemized statement at regular meetings of the Association. He/she, or the President or Vice-President, may sign checks and withdrawal slips on behalf of the Association upon any and all of its bank accounts.

Section 5. EXECUTION OF INSTRUMENTS The President, Secretary or the Treasurer, shall, on being so directed by the Association, sign all leases, contracts or other instruments in writing, provided, however, that these powers are subject to the provisions of Article X of the Articles of Incorporation of Hunter's Ridge Sportsmen's Club, Inc.

ARTICLE VII

DUTIES AND POWERS OF THE BOARD OF DIRECTORS

Section 1. MANAGEMENT OF ASSOCIATION The officers and other two Directors of the Association, acting in the form of a Board of Directors, shall have general charge and management of affairs, funds, and property of the Association. Said Board of Directors shall have full power, and it shall be their duty to carry out the purposes of the Association according to its Articles of Incorporation and By-Laws.

Section 2. RULES The Board of Directors may make reasonable rules for the conduct of the members and their guests for the use of Association property and facilities not provided for in these By-Laws, the Protective Covenants and Restrictions applicable to Hunter's Ridge subdivision, the Articles of Incorporation of Hunter's Ridge Sportsmen's Club, Inc., or the individual deeds of members for interests in Hunter's Ridge subdivision.

Section 3. ANNUAL PROPERTY MAINTENANCE CHARGE FEE The Board of Directors shall have the power to collect the annual property maintenance charge fee for which members and owners of interests in Hunter's Ridge subdivision are required to pay in accordance with the provisions of the Protective Covenants and Restrictions applicable to Hunter's Ridge subdivision, and to impose and enforce any lien

or encumbrance provided for in said Protective Covenants and Restrictions.

Section 4. BOARD MEETINGS The Board of Directors, at their discretion, shall set times and dates for meetings of the Board as agreed by a majority of the Board. There shall be no need for formal written notice of the meetings, but rather, it will be left to the President of the Association, who shall be the Chairman of the Board of Directors, to schedule meetings of the Board when necessary.

ARTICLE VIII

COMPENSATION OF DIRECTORS

Neither the officers, directors nor members serving on Committees shall receive any salary or compensation for services rendered to the Association.

ARTICLE IX

NOTICES

All notices to members shall be mailed to their addresses as given on the books of the Association, and such mailing shall constitute presumptive evidence of service thereof.

ARTICLE X

LIABILITY OF OFFICERS

The officers and directors of the Association shall not be liable to the members of the Association for any mistake of judgment, negligent or otherwise, except for their own individual willful misconduct or bad faith. The members of the Association shall indemnify and hold harmless each of the officers and directors against any contractual liability to others arising out of contracts made by the officers or directors on behalf of the Association unless any such contract shall have been made in bad faith or contrary to the provisions of the Articles of Incorporation or of these By-Laws. It is intended that the officers and directors shall have no personal liability with respect to any contract made by them on behalf of

the Association. It is also intended that any liability of any member of the Association arising out of any contract made by said officers or directors either individually, pursuant to authority provided hereunder, or acting as a group in the form of the Board of Directors, or out of the aforesaid indemnity in favor of such officers and directors, shall be limited to such proportion of the total liability thereunder as this membership bears to the entire membership in the Association.

ARTICLE XI

CORPORATE BUSINESS RECORDS

The corporate business records of the Association shall at all times, during reasonable business hours, be subject to the inspection of any members.

ARTICLE XII

PARLIAMENTARY RULES

Roberts Rules of Order shall govern the conduct of the Association meetings when not in conflict with these By-Laws.

ARTICLE XIII

AMENDMENTS TO BY-LAWS

Section 1. PROPOSAL Amendments to these By-Laws may be proposed by a majority of the interests represented at an Association meeting with a quorum, whether meeting as members or by instrument in writing signed by them.

Section 2. ADOPTION Amendment to these By-Laws may be adopted only by a two-thirds vote of a quorum of the interests represented at a regular or special meeting of the Association provided that notice of the proposed amendment has been stated in the call for the meeting.

DATE ADOPTED: April 25, 1992

We, the below signed officers and directors of the Hunter's Ridge Sportsmen's Club, Inc., do hereby approve the By-Laws of the corporation as adopted this 25th day of April, 1992.

President

Vice-President

Secretary

Treasurer

Director

Director