

Buckhorn Regulation

Closure of Entrance Gates: The gates at the two approved entrances to the Buckhorn Development shall be kept closed and locked. Property owners and guests entering and exiting the Development shall be required to close and lock the gate each time they enter and leave the development with the following exceptions:

#1. Special Event Permit: Owners may apply to the Board of Directors for a Special Event Permit. This permit will be posted on the gate and allow for the gate to remain open for a specific period of time not to exceed six hours. The intent of this permit is to allow property owners having large special events such as parties and reunions to do so without having to give out the combination of the lock to a large number of guests. Permits shall be issued on a limited basis.

#2. Weather hazard: For liability and safety purposes, the entrance gate on the Rt 42 side of the property shall be left open whenever Overlook Way between Rt 42 and the top of the hill on the inside of the entrance gate is covered with snow or ice. When this area is covered with snow or ice, it shall be the responsibility of the board of directors to designate someone to lock the gate in the open position and then remove the lock once the snow and ice are gone.

#3. Short excursions: Gate may be left open for a period of time less than 15 minutes to allow for activities required outside subdivision. Examples - picking up mail, placing trash receptacle for pickup, transport children to bus stop.

Penalties: The Board of Directors shall have the authority to assess a charge against any property owner for which the owner or owner's family member, tenant, guest or other invitee fails to close and lock the gate as required by this regulation. The penalty to be charged for failure to close and lock the gate during the period from annual membership meeting to annual membership meeting shall be as follows: \$10 for the first offense; \$20 for the second offense; \$30 for the third offense; \$40 for the fourth offense; and \$50 for any subsequent offense. Before any such charge may be imposed, the property owner shall be given an opportunity to be heard and represented by counsel before the board of directors. (The board of directors shall follow the guidelines defined in the Code of Virginia, Title 55, Chapter 26, Section 55-513)

Approved by the Board of Directors:

10-28-2012

(Date)