

Articles of Incorporation
of
Buckhorn Property Owners Association, Inc.
a Virginia Non-stock Corporation

ARTICLE I

NAME

The name of the corporation is: Buckhorn Property Owners Association, Inc.

ARTICLE II

PURPOSE

The purpose of the Corporation is to own, hold, maintain, repair, improve and utilize the common areas and private roads shown as on the plat of Buckhorn Large Lot Subdivision for Atlantic Land Corporation in Alleghany County, Virginia made by Woodrow W. Perkins, L.S., dated October 12, 2005. In addition, the Corporation shall have power to take and hold any property; to establish thereon and to administer and enforce covenants, conditions, restrictions, reservations, servitudes, profits, licenses, easements, liens or charges for the support and benefit of the corporation and the welfare or betterment of such community or residents thereof; to manage, regulate and control the common or community use and enjoyment of such property, services, or facilities for the welfare or betterment of such community or such residents; to sell, convey, dispose of or lease any such property.

ARTICLE III

MEMBERSHIP

Every person or entity who is a record owner of a fee simple or undivided fee simple interest in Buckhorn in Alleghany County, Virginia, shall be a member of the Corporation. No person(s) or legal entity holding a security interest for the performance of any obligation shall be granted membership in the Corporation. Each lot shall carry with it only one (1) membership, regardless of the number of persons holding an interest in such lot, all of whom shall cast only one (1) vote with respect to such membership and lot. All memberships shall be appurtenant to lot ownership and may not be separately bought, sold, conveyed or utilized.

**ARTICLE IV
REGISTERED OFFICE, REGISTERED AGENT**

The initial registered office shall be located at 401 Lime Kiln Road, Lexington, VA 24450. The initial registered office is located within the City of Lexington, Virginia. The initial registered agent is Spencer & Taylor, LLP, which is a registered limited liability partnership authorized to transact business in Virginia, and whose business address is identical with the address of the registered office.

**ARTICLE V
BOARD OF DIRECTORS**

The number of directors constituting the initial Board of Directors shall be three (3). They are _____

Directors shall be elected annually by the members. The number of directors may be increased or decreased by the members from time to time, as set forth in the Bylaws.

**ARTICLE VI
SUSPENSION OF MEMBERSHIP RIGHTS**

The voting rights of any member may be suspended by action of the Board of Directors if such member shall have failed to pay when due any assessment or charge lawfully imposed upon him or any property interest owned by him in the Subdivision, or if the member, his family, his tenants, or guests shall have violated any of the covenants contained in the Dedication of Plat and Declaration of Protective Covenants of Buckhorn, or any rule or regulation of the Corporation (or any instrumentality thereof) regarding the use of any property that is a part of Buckhorn.

Lee R. Taylor, Incorporator
