

ARTICLES OF INCORPORATION
OF
BIEN VENUE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, a citizen of the United States, desiring to form a non-profit corporation under the Non-Profit Corporation Law of the State of Virginia, does hereby certify:

FIRST: The name of the corporation shall be BIEN VENUE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

SECOND: The place in the state where the registered office of the corporation is to be located is 115 West Main Street, Jefferson Professional Building, Post Office Box 1456, Louisa, Virginia 23093, in the County of Louisa. The initial registered agent will be R. W. Arnold, Jr. a resident of Virginia and a member of the Virginia State Bar whose address is the same as the registered office for said corporation. The number of directors constituting the initial Board of Directions will be five. The duration of the corporation is to be perpetual.

THIRD: Said corporation is organized to promote the well being of the owners of lots at BIEN VENUE PLANTATION SUBDIVISION to include maintenance of common areas, driveways and all things attendant thereto, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

FOURTH: The corporation is to have members who are property owners only. Directors shall be elected by the members. The names and addresses of the persons who are the initial directors of the corporation are as follows:

John F. Gentleman
5205 Courthouse Road, Spotsylvania, VA 22553

Charles E. Fischer
7303 Elgar Street, Springfield, VA 22151

David A. Posner
P.O. Box 6394, Richmond, VA 23230

Douglas A. Lightner
14740 Chisholm Landing Way, Gaithersburg, MD 20878

Harry Meade
12206 Dell Way, Fredericksburg, VA 22407

FIFTH: No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers or other private person, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Three hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

SIXTH: Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located, exclusively for such purposes

or to such organization or organizations, as such court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 10th day of March, 1996.

John F. Gentleman
JOHN F. GENTLEMAN, Incorporator

.6112

~~STATE OF VIRGINIA~~

District Columbia

~~COUNTY OF LOUISA, to-wit;~~

City Washington

I Lavolya R. Williams a Notary Public in and for the

jurisdiction aforesaid, do hereby certify that JOHN F.

GENTLEMAN whose name is signed to the above writing, has this

day personally appeared before me and acknowledged the same

in my jurisdiction as aforesaid.

Lavolya R. Williams
Notary Public, District of Columbia
My Commission Expires Nov. 14, 1998

My commission expires: _____

Given under my hand this 10th day of March, 1996.

Lavolya R. Williams
Notary Public
Lavolya R. Williams
Notary Public, District of Columbia
My Commission Expires Nov. 14, 1998

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

March 21, 1996

The State Corporation Commission has found the accompanying articles submitted on behalf of

**BIEN VENUE PLANTATION PROPERTY OWNERS ASSOCIATION,
INC.**

to comply with the requirements of law, and confirms payment of all related fees.

Therefore, it is ORDERED that this

CERTIFICATE OF INCORPORATION

be issued and admitted to record with the articles of incorporation in the Office of the Clerk of the Commission, effective March 21, 1996.

The corporation is granted the authority conferred on it by law in accordance with the articles, subject to the conditions and restrictions imposed by law.

STATE CORPORATION COMMISSION

By



Commissioner

CORPACPT
CIS20461
96-03-20-0030

Commonwealth of Virginia



State Corporation Commission

I Certify the Following from the Records of the Commission:

The foregoing is a true copy of all documents constituting the charter of BIEN VENUE PLANTATION PROPERTY OWNERS ASSOCIATION, INC. on file in the Clerk's Office of the Commission.

Nothing more is hereby certified.



*Signed and Sealed at Richmond on this Date:
April 8, 2019*

Joel H. Peck

Joel H. Peck, Clerk of the Commission