

Nonstock Corporation - Annual Report

Entity Information			
Entity Name:	THE CARRIAGE HOMES AT LAKEWATCH PLANTATION PROPERTY OWNERS ASSOCIATION, INC.	Entity Type:	Nonstock Corporation
Entity ID:	06664445	Formation Date:	10/16/2006
Jurisdiction:	VA		
Status:	Active		
Registered Agent Information			
RA Type:	Individual	RA Qualification:	Officer of the Corporation
Name:	GARY ROBERTSON	Registered Office Address:	75 CARRIAGE HOMES DR, MONETA, VA, 24121 - 0000, USA
Locality:	FRANKLIN COUNTY		
Principal Office Address			
Address: Gary Robertson, 75 Carriage Homes Dr, Moneta, VA, 24121 - 6331, USA			
Principal Information			
<input type="checkbox"/> No Officers: If the corporation does not have officers because an organizational meeting has not been held.			
<input type="checkbox"/> No Directors: If the corporation does not have directors because (i) initial directors were not named in the articles of incorporation and an organizational meeting of the corporation has not been held or (ii) the board of directors has been eliminated by a written agreement signed by all of the shareholders, or by the adoption of provision in the articles of incorporation or bylaws that was approved by all of the shareholders.			
Title	Director	Name	Address
President	Yes	GARY ROBERTSON	75 CARRIAGE HOMES DRIVE, MONETA, VA, 24121 - 0000, USA
Vice President	No	Edward Goforth	480 Firstwatch Dr, Moneta, VA, 24121, USA
Treasurer	No	MICHAEL E AUSTIN	330 FIRSTWATCH DR, Moneta, VA, 24121, USA
Secretary	No	Patty Robertson	75 Carriage Homes Dr, Moneta, VA, 24121, USA
Signature Information			
Date Signed: 09/08/2020			
Printed Name	Signature	Title	
Michael E Austin	Michael E Austin	Treasurer	

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 Entity ID: 06664445 Formation Date: 10/16/2006
 Jurisdiction: VA
 Status: Active

Registered Agent Information

RA Type: Individual RA Qualification: Officer of the Corporation
 Name: GARY ROBERTSON Registered Office 75 CARRIAGE HOMES DR, MONETA, VA, 24121 - 0000, USA
 Locality: FRANKLIN COUNTY

Principal Office Address

Address: Gary Robertson, 75 Carriage Homes Dr, Moneta, VA, 24121 - 6331, USA

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Signature Information

Date Signed: 09/08/2020

Printed Name	Signature	Title
Michael E Austin	Michael E Austin	Treasurer

0610 4 0891

LAW OFFICES
RAINE & PERDUE, P.L.C.
245 SOUTH MAIN STREET
PERDUE - MONTGOMERY BUILDING
ROCKY MOUNT, VIRGINIA 24151

MICHAUX RAINE, III (RETIRED)
CLYDE H. PERDUE, JR.

(540) 483-9269
FAX (540) 483-0828

October 4, 2006

Clerk
State Corporation Commission
1300 E. Main Street
Richmond, Virginia 23219

061010 0097

RE: The Carriage Homes at LakeWatch Plantation
Property Owners Association, Inc.

Dear Clerk:

Enclosed herewith please find Articles of Incorporation and
our check in the sum of \$75.00 to cover the filing fee.

Please forward the charter to this office.

Thanking you, I remain

Yours truly,



Clyde H. Perdue, Jr.

CHPJR:msc
Enclosures

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10/10/2006
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COMMONWEALTH OF VIRGINIA



MARK C. CHRISTIE
CHAIRMAN

THEODORE V. MORRISON, JR.
COMMISSIONER

JUDITH WILLIAMS JAGDMANN
COMMISSIONER

JOEL H. PECK
CLERK OF THE COMMISSION
P.O. BOX 1197
RICHMOND, VIRGINIA 23218-1197

STATE CORPORATION COMMISSION
Office of the Clerk

October 16, 2006

CLYDE H PERDUE JR
245 S MAIN ST
ROCKY MOUNT, VA 24151

RE: THE CARRIAGE HOMES AT LAKEWATCH PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.
ID: 0666444 - 5
DCN: 06-10-10-0097

Dear Customer:

This is your receipt for \$75.00, to cover the fees for filing articles of incorporation with this office.

The effective date of the certificate of incorporation is October 16, 2006.

If you have any questions, please call (804) 371-9733 or toll-free in Virginia, 1-866-722-2551.

Sincerely,

A handwritten signature in black ink that reads "Joel H. Peck".

Joel H. Peck
Clerk of the Commission

CORPRCPT
NEWCD
CIS0363

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND, OCTOBER 16, 2006

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

**THE CARRIAGE HOMES AT LAKEWATCH PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.**

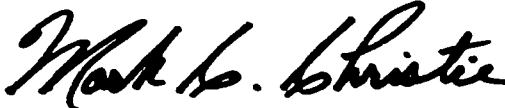
to comply with the requirements of law, and confirms payment of all required fees. Therefore, it is ORDERED that this

CERTIFICATE OF INCORPORATION

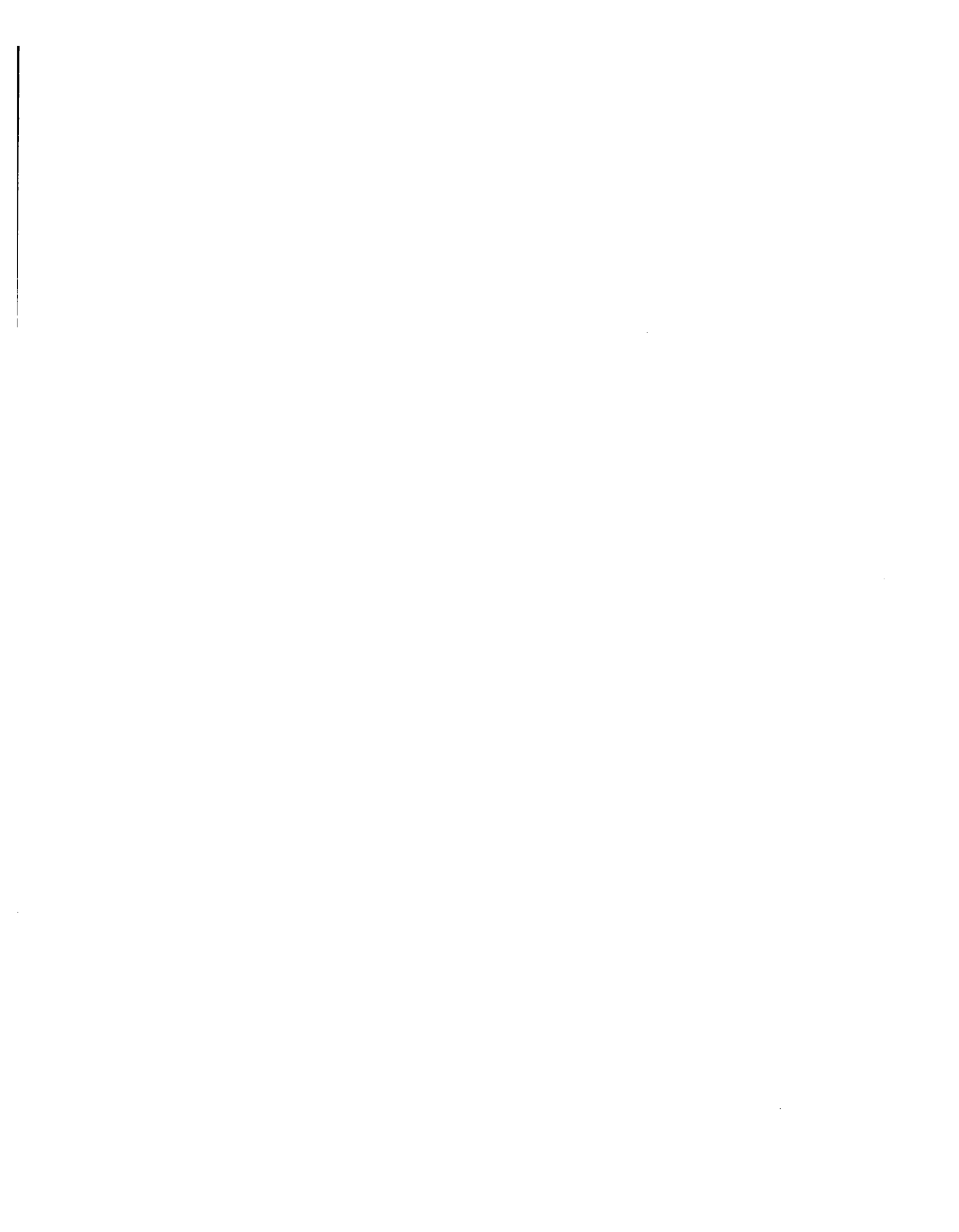
be issued and admitted to record with the articles of incorporation in the Office of the Clerk of the Commission, effective October 16, 2006.

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



ARTICLES OF INCORPORATION
OF
THE CARRIAGE HOMES AT LAKEWATCH PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.

The undersigned hereby associate to form a nonstock corporation under the provisions of Chapter 9, Title 13.1 of the Code of Virginia, 1950, as amended, and to that end set forth the following:

1. NAME: The name of the corporation is to be THE CARRIAGE HOMES AT LAKEWATCH PLANTATION PROPERTY OWNERS ASSOCIATION, INC. (hereinafter sometimes referred to as the "Corporation" or the "Association").

2. MEMBERS: The Corporation shall have members. The Corporation may have one or more classes of members as may be provided for in the bylaws. There shall not be issued or required any certificate evidencing membership.

3. VOTING POWERS: Members shall have voting rights and such other rights as may be provided in the bylaws.

4. REGISTERED OFFICE AND REGISTERED AGENT: The address of the initial registered office is 6720 Thirlane Road, N.W., Roanoke, Virginia 24019, which is in Roanoke County, Virginia. The name and address of the initial registered agent at the above address are: Edward C. Park, III, (registered agent); address: 6720 Thirlane Road, N.W., Roanoke, Virginia, 24019. Edward C. Park, III, is a resident of the Commonwealth of Virginia and a director of the corporation.

5. QUALIFICATION OF DIRECTORS: The bylaws may prescribe qualifications for a directorship. The bylaws may fix the number of directors or provide for a variable range (minimum and maximum number) of directors. The Developer shall be and constitute the initial Board (of Directors) and shall appoint the first subsequent Board of Directors. Thereafter, the directors shall be elected at the annual membership meeting and at every annual meeting thereafter. If the bylaws should provide for more than one class of membership, the bylaws may also authorize the election of a specified number of directors for one or more authorized class. Any director may be removed with or without cause. Vacancy on the Board of Directors shall be filled by majority vote of the Board. Each director shall be entitled to one vote unless otherwise provided by the bylaws.

6. COMMITTEES: The Board of Directors may create a committee and appoint members of the Board and serve thereon. Each committee shall have a minimum of two (2) members who shall serve at the pleasure of the Board. Committees shall have the authority as allowed by the Virginia Code or so limited and provided by the Board of Directors.

7. OFFICERS: The corporation shall have such officers with such titles and duties as shall be stated in the bylaws or in a resolution of the Board that is consistent with the bylaws. The Board may remove any officer, at any time, with or

without cause.

8. POWERS AND DUTIES: The Association may act and perform any lawful purpose. Nevertheless, the following shall be the specific duties and responsibility of the Association:

(a) Maintain and mow the grass and maintain and provide or replace, as needed, landscaping on each lot; and

(b) Maintain the driveway and the front walkway serving each lot and to provide for snow removal of the front walkway and driveway; and

(c) Maintain any retaining wall(s) located on the lots and/or the property; and

(d) Maintain and operate, in conjunction with any other Associations having the use and enjoyment of the same, the Park Area; and

(e) Maintain and care for the exterior of each residence (including the roof but excluding exterior lighting bulbs and glass), and improvements made thereon (excepting independent improvements made by an owner to the exterior of the residence or upon the lot which shall be the responsibility of the owner of such lot), the yard, landscaping and driveway, subject to such rules, regulations, schedules and standards as may be set, imposed or regulated by the Developer, the Association or its Board of Directors; and

(f) To maintain and care for the low impact development techniques implemented or required by the Developer.

(g) Have the authority to perform any lawful act found and deemed necessary to effect its duties, obligations and responsibilities and determined for the benefit of this community; and

(h) Utilize professional management, if desired, and/or hire such individuals and companies as needed to perform and/or otherwise satisfy these obligations.


9. INDEMNIFICATION: Indemnification of directors, officers, employees and agents of the corporation shall be as provided by Virginia Code, as amended.

10. NOTICE: Pursuant to Virginia Code 13.1-814.1 this Association is a "community association" as is defined in Section 13.1-814.1 of the Code of Virginia and will own or have under its care, custody or control real estate which is subject to a recorded declaration of covenants that obligate an owner by virtue or lot ownership of specific real estate to be a member of the corporation.

11. DIRECTORS: One individual shall constitute the initial Board of Directors of the corporation. The name and address of the individual who is to serve as the initial director is as follows:

<u>NAME:</u>	<u>ADDRESS:</u>
Edward C. Park, III	6720 Thirlane Road, N.W. Roanoke, VA 24019

Dated this the 4th day of OCTOBER, 2006.



EDWARD C. PARK, III, Incorporator
Sole Member of LAKE WATCH, L.L.C.



CLYDE H. PERDUE, JR., Incorporator

