

1811080517

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

ARTICLES OF INCORPORATION
OF A VIRGINIA NONSTOCK CORPORATION

The undersigned, pursuant to Chapter 10 of Title 13.1 of the Code of Virginia, states as follows:

- 1. The name of the corporation is: Cedar Spring Estates Townhouse Lots Property Association, Inc.
- 2. The corporation shall have one or more classes of members with such designates, qualifications and rights as set forth in the Bylaws.
- 3. The directors shall be not less than three (3), but no more than five (5) in number. The directors shall be appointed by the Declarant, Cedar Spring Estates Townhouse Lots Property Association, Inc., during the Declarant Control Period. After the Declarant Control Period, the directors shall be elected by the Membership, as more fully described in the Declaration of Cedar Spring Estates Townhouse Lots, to be recorded in the Clerk's Office of the Circuit Court of Shenandoah County, Virginia.
- 4. A. The name of the corporation's initial registered agent is Jason C. Aikens.
B. The initial registered agent an initial director of the corporation, *and a Virginia resident.*
- 5. A. The corporation's initial registered office address, which is the business office of the initial registered agent it:
1025 Martinsburg Pike, Winchester, Virginia 22603
B. The registered office is physically located in the county of Frederick.

6. The initial directors are:

Name(s)	Address(es)
<u>Jason C. Aikens</u>	<u>Post Office Box 2468</u> <u>Winchester, Virginia 22604</u>
<u>William H. Aikens</u>	<u>Post Office Box 2468</u> <u>Winchester, Virginia 22604</u>

7. INCORPORATOR:
STRASBURG INTERSTATE PROPERTIES L.P., L.L.P.

By: Walter H. Aikens
Walter H. Aikens, General Partner

Date: 11/8/18



COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

Office of the Clerk

November 26, 2018

1811080512

MICHAEL L BRYAN
BRYAN & COLEMAN PLC
116 SOUTH BRADDOCK STREET
WINCHESTER, VA 22601

RECEIPT

RE: Cedar Spring Estates Townhouse Lots Property
Association, Inc.
ID: 0838180 - 8
DCN: 18-11-15-0013

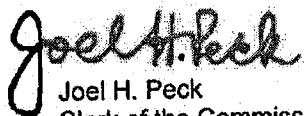
Dear Customer:

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 November 26, 2018.

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

Sincerely,



Joel H. Peck
Clerk of the Commission

CORPRCPT
NEWCD
CISBJB1

P.O. Box 1197, Richmond, VA 23218-1197
Tyler Building, First Floor, 1300 East Main Street, Richmond, VA 23219-3630
Clerk's Office (804) 371-9733 or (866) 722-2551 (toll-free in Virginia) www.scc.virginia.gov/clk

BRYAN & COLEMAN, P.L.C.
ATTORNEYS AT LAW

116 SOUTH BRADDOCK STREET
WINCHESTER, VIRGINIA 22601
TELEPHONE: (540) 545-4130
FAX: (540) 545-4131

SO. VIRGINIA OFFICE

2010 OCT 29 AM 10: 21

MICHAEL L. BRYAN, ESQUIRE

Email: mbryan2@earthlink.net

1811080512

October 26, 2018

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181115 0013

\$75
avail

Name Availability Done In:
Initials: _____
Conflict with ID#: _____

eFile: CBB

CIS: CBB

State Corporation Commission
Office of the Clerk
Post Office Box 1197
Richmond, Virginia 23218-1197


RE: Articles of Incorporation/Cedar Spring Estates Commercial Lots Property Association Inc., Cedar Spring Estates Single Family Lots Property Association Inc. and Cedar Spring Estates Townhouse Lots Property Association Inc.

To Whom It May Concern:

Please find enclosed the Articles of Incorporation for Cedar Spring Estates Commercial Lots Property Association Inc., Cedar Spring Estates Single Family Lots Property Association Inc. and Cedar Spring Estates Townhouse Lots Property Association Inc. to be filed with the State Corporation Commission, together with a check in the amount of \$225.00. Please let me know if any additional information is needed.

Thank you.

Very truly yours,



Michael L. Bryan
MLB/pmn

Enclosure

2018 NOV 15 AM 11: 28

SO. VIRGINIA OFFICE

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11/19/18
KEP

0838180-8

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND, NOVEMBER 26, 2018

1811080512

The State Corporation Commission has found the accompanying articles submitted on behalf of
**Cedar Spring Estates Townhouse Lots Property
Association, Inc.**

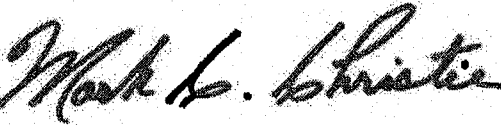
to comply with the requirements of law, and confirms payment of all required fees. Therefore, it
is ORDERED that this

CERTIFICATE OF INCORPORATION

be issued and admitted to record with the articles of incorporation in the Office of the Clerk of
the Commission, effective November 26, 2018.

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 

Mark C. Christie
Commissioner

CORPACPT
CISBJB1
18-11-15-0013