

BUCKHORN PROPERTY OWNERS' ASSOCIATION, INC. STATEMENTS OF VISION AND STRATEGIC PURPOSE

ADOPTED SEPTEMBER 1994

VISION STATEMENT

The Buckhorn Community strives to maintain and encourage a meaningful relationship between and among its residents and its environment providing a quiet setting stressing privacy, safety, selective recreational opportunities, and the retention of natural beauty. In order to perpetuate and preserve this unique and diverse community, we believe in the fundamental importance of continued strict adherence to the foundation laid by the Declaration of Covenants and Restrictions, as clarified by the By-Laws and Rules of Conduct for the Common Properties.

STATEMENTS OF STRATEGIC PURPOSE

1. Fostering and enforcing adherence to the guidelines contained within the Declaration of Covenants and Restrictions is a basic purpose of the Association.

This responsibility largely falls upon the elected Board of Directors of the Association. The Board communicates and executes this responsibility through its interpretation of the Covenants and Restrictions, through the creation and supervision of Committees serving the Board, and through the maintenance of appropriate By-Laws and rules concerning use of the Common Properties.

2. The lake must be managed to maintain the proper balance between scenic beauty and recreational uses such as swimming, fishing and boating.

This is particularly important as these multiple purposes and uses for the lake can often be at odds with each other.

3. The environmental quality and natural beauty of the entire community must always be maintained.

The value and natural beauty of the properties in Buckhorn cannot be maintained without fundamental care of and responsibility for the environment by the Association and all of its property owners. One of the unique aspects of our community is the placement of residential properties within a planned setting of large wooded or partially wooded lots. The overall natural beauty of the community is dependent upon the harmony created among the common properties and the individually owned lot.

4. As development of the individual properties continues and more people come to call our community "home", the Association must actively manage the increased demands upon the usage of the lake and the Common Properties to the continued satisfaction of the Association as a whole.

It is the responsibility of the Board of Directors to provide guidance and leadership to the Association on how limited lake, land and other physical resources can be managed for the shared use of a growing community of owner/users.

5. Strict adherence to, and consistent application of, the architectural review process outlined in the Covenants and Restrictions is essential to maintaining the value, beauty and aesthetic harmony of the Community overall.

The Board of Directors must provide for a well-trained and well-supervised Architectural Review Committee. This committee must be fully accountable to the Board, and must be responsive, fair minded and consistent in executing its responsibilities. Since the Committee is often the first official contact many property owners have with the Association, it is important they conduct their work in a courteous and business-like manner that is consistent with the level of responsibility involved.