

TAB FIVE
ARTICLES OF
INCORPORATION

ARTICLES OF INCORPORATION

Executed by the undersigned for the purpose of forming a Wisconsin corporation under Chapter 181 of the Wisconsin statutes, WITHOUT STOCK AND NOT FOR PROFIT.

Article 1. The name of the corporation is

Rock Lake Estates Unit Owners Association, Inc.

Article 2. The period of existence shall be perpetual .

Article 3. The purposes shall be to operate and manage Rock Lake Estates, a condominium, pursuant to the provisions of the Wisconsin Condominium Act, Chapter 703 of the Wisconsin Statutes, and as the same may hereinafter be changed or amended, and such other condominiums for which this corporation may be designated the "Association" by the Board of Directors. Said condominium is recorded in the office of the Register of Deeds for Jefferson County, Wisconsin.

Article 4. Location of the principal office in Wisconsin is
.
(Include street & number, city, state and ZIP code, Box 27, County B West
Lake Mills, WI 53551

Article 5. Name of the initial registered agent is DeLoris E. McLay

Article 6. Address of the initial registered agent is Box 27, County B West
(Include street & number, city, state and ZIP code) Lake Mills, WI 53551

Article 7. These articles may be amended in the manner authorized by law at the time of amendment.

SPECIAL INSTRUCTION

PLEASE NOTE: The ,number of members of the board of directors, or the manner in which that number is determined, must be .established either in these articles of incorporation OR in the by-laws of the corporation. You may USE ONE of the following "Article 8" and CROSS OUT the one that is not used, or substitute wording of your choice.

~~Article 8. The number of
directors shall be --- (Not
less than three)~~

Article 8. The number of
directors shall be fixed by
by-law but shall be not less
• than three.

Article 9. The names and addresses of the initial Board
of Directors are:
(Include street & number. cite. state
and ZIP Code)

DeLoris E. McLay - Box 27, County B West; Lake Mills, WI 53551
Jean Carroll - N73W 15374 Paseo Lane; Menominee Falls, WI 53051
W. E. Kieasling, Jr. - P.O. Box 2; Lake Mills, WI 53551

Article 10. (Membership provisions)

1. The membership shall consist of all unit owners in the condominium.
2. Upon conveyance or other transfer of a unit, or owners interest in a unit by recording the same in the office of the Register of Deeds for Jefferson County, Wisconsin, other than a transfer made to grant a security interest, the transferrer ceases to be a member of the Association and the transferee becomes a member.

Article 11. (Other provisions) No part of the income of the corporation shall inure to the benefit of any member, trustee, director, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no member, trustee, officer of the corporation or any private individual shall be eligible to share in the distribution of any of the corporation assets on dissolution of the corporation.

Article

and address of incorporator (or incorporators) are:

NAME

ADDRESS

(street & number, city, state and ZIP Code)

DeLoris E. McLay

Box 27, County B West; Lake Mills, WI
53551

Executed in duplicate on the 27th day of

April

, 19 83

All incorporators
SIGN HERE

DeLoris E. McLay
DeLoris E. McLay

STATE OF WISCONSIN

County of Jefferson

} ss.

Personally came before me this 27th day of

April

A.D. 19 83

the above named DeLoris E. McLay

to me known to be the person who executed the foregoing instrument, and acknowledged the same.

W. E. Kiessling, Jr.,

Notary Public

My Commission expires is Permanent

Notarial
Seal

This document was drafted by

W. E. Kiessling, Jr., Attorney
Lake Mills, WI 53551

(Name of Person)

Please print or type

See instruction M

READ THE INSTRUCTIONS ON THE REVERSE SIDE
AND PLEASE FILL OUT THE RETURN ADDRESS BOX

ARTICLES OF INCORPORATION (Non-stock)

Mail Returned Copy to:

(FILL IN NAME AND ADDRESS HERE)

Kiessling & Lesperance
P.O. Box 2
Lake Mills, WI 53551

• INSTRUCTIONS AND SUGGESTIONS

- A. Prepare in **DUPUCATE ORIGINAL**: Furnish Secretary of State two identical copies of the articles of incorporation. (Mailing address State Capitol, Madison, Wisconsin 53702.) One copy will be retained (filed) by Secretary of State and the other copy returned as you indicate in the box above. The copy that is returned **MUST BE RECORDED WITHIN 60 DAYS** with the Register of Deeds of the county in which the principal of the corporation is located. Corporate existence commences when the articles are left for record at the Register of Deeds.
- B. Have the **INCORPORATOR SIGN** before a Notary Public. The number of incorporators may be one or more, but all the incorporators listed in the articles must sign. Make sure that both of the copies have **ORIGINAL SIGNATURES**. Carbon copy, Xerox, or rubber stamp signatures are not acceptable.
- C. Notary Public must **SIGN AND AFFIX SEAL** on both copies of the articles, and complete his statement in the area provided. Make sure that original signatures and seal impressions appear on both copies
- D. **SEND THE FILING FEE** of \$25 with the articles. Your cancelled check is your receipt.
- E. Article 1. The name must contain "Corporation", "Incorporated", of ****Limited**", or the abbreviation of one of those Words'
- F. Article 2. Insert "perpetual" or set any limitation desired.
- G. Article 3. may show definite purposes or may use language to the effect that the corporation may engage in any lawful activities authorized by chapter 181. (The Statute expressly states that It is **NOT** necessary to enumerate the powers).
- H. Article 4. Give complete address of the corporation's principal office in Wisconsin, including city, town or village, and street and number, if any add zip code.
- J. Articles 5 & 6. The corporation must have a registered agent in Wisconsin. Be sure and show a complete address for the registered agent including street and number, city and zip code.
- K. Article 10. This article must set forth the method of accepting and discharging members, any denial or restriction of voting rights, and any classification of members (including, distinguishing features of each class) OR the specification that the by-laws cover these matters. If the corporation is to have no members, Article 10 must so state. In this instance, the manner of election or appointment of directors must b set forth OR the specification that the by-laws cover these matters.
- L. Article 11. Provides space for the insertion of any other provisions which may be desired.
- M. Section 14.38(14) Wisconsin Statutes provides that this document shall not be recorded unless the name of the person (individual) who or the governmental agency which, drafted it is printed, typewritten, stamped or written thereon in a legible manner. The statement appearing on page 1 of this form, if completed, complies with this provision. be sea it is completed on each of the copies
- N. Corporations that expect to apply to Internal Revenue Service for **TAX EXEMPT STATUS** are advised to consult the agency before preparing their articles of incorporation. Particular language and specifications must be included in the articles of incorporation in order to meet federal tax coda requirements.