

SUMMER OAKS CONDOMINIUM

ARTICLES OF INCORPORATION OF

SUMMER OAKS CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

Table of Contents

<u>Article</u>		<u>Page</u>
Article I - Name		1
Article II - Period of Existence		1
Article III - Purpose		1
Article IV - Powers		1
Article V - Membership		1
Article VI - Board of Directors		1
Article VII - Initial Board of Directors		1
Article VIII- Principal Office: Registered Agent		2
Article IX - Incorporator		2
Article X - Distribution of Net Earnings		2
Article XI - Amendments		2

Filed the 20th day of March
1981, Wisconsin Secretary of State:
Recorded the 21st day of March
1981, in Reel 111 of Records as
Image 124 as Document Number
1111387, Office of the Register
of Deeds, Sauk County, Wisconsin.

ARTICLES OF INCORPORATION

OF
SUMMER OAKS CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

This underwritten incorporator of a corporation organized under the Wisconsin Non-Stock Corporation Law, Chapter 181, Wisconsin Statutes, hereby adopts the following Articles of Incorporation.

ARTICLE I - NAME

The name of this corporation is Summer Oaks Condominium Unit Owners Association, Inc.; and shall be referred to herein as the Association.

ARTICLE II - PERIOD OF EXISTENCE

The Association shall have perpetual existence unless dissolved pursuant to provisions of the Wisconsin Statutes then in effect.

ARTICLE III - PURPOSE

The Association is organized and shall be operated exclusively for the purpose of the acquisition, construction, management, maintenance and care of Association property.

ARTICLE IV - POWERS

To carry out the purposes for which the Association is organized, it shall have the powers granted by Chapter 181 of the Wisconsin Statutes and section 703.15(3), Wisconsin Statutes, as from time to time amended, in exercising these powers, the Association shall qualify and maintain its qualification as a Condominium Management Association under section 52b, of the Internal Revenue Code, as amended from time to time.

ARTICLE V - MEMBERSHIP

There is a single class of members of the Association whose qualifications and rights shall be prescribed by the By-Laws.

ARTICLE VI - BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors. The number, qualifications, manner of election and term of directors shall be prescribed by the By-Laws, provided that at no time shall the number of directors authorized be less than three (3); and further provided that the number of directors authorized shall always be an odd number.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

Names and addresses of the members of the Initial Board of Directors are:

John E. Kassner, 2635 Forestville Street, Green Bay, WI 54304
John A. Kassner, 2621 Badger Lane, Madison, WI 53713
Larry C. Roelke, 238 Maple Street, Sauk City, WI 53583.

ARTICLE VIII - PRINCIPAL OFFICE: REGISTERED AGENT

The location of the principal office of the Association is:

131 West Wilson Street, Suite 103, Madison, WI 53703

The Initial Registered Agent to the Association and his address, is:

John A. Kassner, 2621 Badger Lane, Madison, WI 53713

ARTICLE IX - INCORPORATOR

The name and business address of the Incorporator is:

John A. Kassner, 131 W. Wilson Street, Suite 103, Madison, WI 53703.

ARTICLE X - DISTRIBUTION OF NET EARNINGS

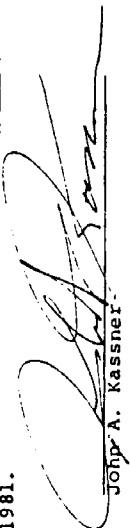
No part of the net earnings of this Association shall inure to the benefit of or be distributable to any individual; except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered, to make payments and distributions in furtherance of its purposes, and to rebate excess assessments.

ARTICLE XI - AMENDMENTS

These Articles may be amended or repealed and new articles may be adopted at any meeting of the members by a three fourths (3/4) affirmative vote of the total membership; provided the text of any such proposed change was included in the notice of the meeting.

IN WITNESS WHEREOF, the aforesaid incorporator has executed the foregoing Articles of Incorporation in duplicate, this 14th day of March, 1981.

(NO CORPORATE SEAL)


John A. Kassner

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 30 day of March, 1981, the above named, John A. Kassner, to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged the same.

John A. Kassner
Notary Public, Dane County, State of Wisconsin
My Commission: to 12/31/1981

These Articles were drafted by
Attorney John A. Kassner
KASSNER AND SWEET
131 W. Wilson Street, Suite 103
Madison, WI 53703
(608) 255-7300

STATE OF WISCONSIN
FILED
MAR 30 1981
VEL PHILLIPS
SECRETARY OF STATE