

United States of America

State of Wisconsin

Department of State

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that on **January 20, 1975** Articles of Incorporation were filed in my office under the provisions of Chapter 181 of the Wisconsin Statutes, for the following corporation formed

WITHOUT STOCK AND NOT FOR PROFIT:

Name: **MUKWONAGO ESTATES MAINTENANCE CORPORATION**

Principal Office: **536 North 27th Street
Milwaukee, Wisconsin 53208**

Purposes for which organized: to provide a framework for individual property owner participation in the areas of communal interest within the Mukwonago Estates Subdivision to provide such supplemental services to those provided by the municipality as may be deemed desirable by the members, to own and provide for the maintenance, operation and improvement of these common areas and facilities.....

I further certify that a certificate has been filed in my office to the effect that a duplicate of said Articles, bearing my certificate, was recorded in the office of the Register of Deeds of **Milwaukee County, Wisconsin, on January 22, 1975.**

THEREFORE, The State of Wisconsin does hereby grant unto the said corporation the powers and privileges conferred by the Wisconsin Statutes for the purposes stated and in accordance with said Articles.



In Witness Whereof, I have hereunto set my hand and affixed my official seal, at the Capitol, in the City of Madison, on **January 27, 1975**

Douglas L. Follett
Secretary of State

Form 14&15-1971

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United States of America

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State of Wisconsin—Department of State

Milwaukee County, Wis.
RECORDED AT 250
ON

JAN 22 1975

Rec'd 832-1111-595

W. C. Camp

To All to Whom These Presents Shall Come, Greeting:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that

- () Articles of Incorporation () Amendment to Articles of Incorporation () Statement of Intent to Dissolve
- () Articles of Dissolution () Articles of Merger () Name reservation
- () Articles of Consolidation () Restated Articles () Change of Registered Office and/or Agent

MUKWONAGO ESTATES MAINTENANCE CORPORATION

4893860

of which the attached is a duplicate, was on the date hereof, accepted and filed in my office.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at the Capitol, in the City of Madison, on **JAN 20 1975**



Douglas LaFollette
DOUGLAS LaFOLLETTE
Secretary of State

100-22-75

ARTICLES OF INCORPORATION
OF
MUKWONAGO ESTATES MAINTENANCE CORPORATION

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned resident of the State of Wisconsin, being over the age of twenty-one (21) years, acting as incorporator for the purposes of forming a corporation under Chapter 181 of the Statutes of the State of Wisconsin, do adopt the following Articles of Incorporation for said corporation.

ARTICLE I

The name of the corporation shall be MUKWONAGO ESTATES MAINTENANCE CORPORATION.

ARTICLE II

The existence of the corporation shall be perpetual.

ARTICLE III

The purposes of the corporation shall be to provide a framework for individual property owner participation in the areas of communal interest within the Mukwonago Estates Subdivision to provide such supplemental services to those provided by the municipality as may be deemed desirable by the members, to own and provide for the maintenance, operation and improvement of these common areas and facilities provided within the development for the recreational and esthetic benefit of the members, which areas are designated on the plat of the Mukwonago Estates subdivision, to fix and levy assessments for such purposes, and to enforce any and all covenants, restrictions and agreements applicable to the participating properties. This corporation shall have no power, however, to sell or transfer for other consideration, real property which it has acquired.

ARTICLE IV

This corporation shall be without capital stock and

no dividends shall be paid and no part of its net earnings or the net income of the corporation or any of its assets in liquidation or otherwise shall be distributed to, or inure to the benefit of its members.

ARTICLE V

Every owner of a single family lot or multiple dwelling unit site shall be member of the corporation. Each member shall be subject to a general annual charge or assessment for the purpose of deferring the cost of maintaining, operating and improving the landscaping and related facilities installed in the common areas, or for such other services as the corporation has been authorized to provide to its members. Such annual assessment shall be a pro rata share of the costs incurred by the corporation for such purposes, allocated by the number of single family lots and multiple dwelling units within the subdivision. Said costs shall include, but not be limited to, payment of taxes, insurance, repair, replacement and additions to the improvements made upon said open space and the cost of labor, equipment, materials, management and supervision thereof. The voting power of each member shall be on the basis of one (1) vote per lot or multiple dwelling unit permitted on the site owned. Further membership provisions will be set forth in the By-Laws.

ARTICLE VI

The Board of Directors shall manage the affairs of the corporation. Such Board of Directors shall consist of three (3) members who must be owners of single family or multiple family lots in the subdivision. The manner of selection, qualifications and terms of the office of directors shall be as provided in the By-Laws.

ARTICLE VII

The name and address of the initial registered agent of the corporation is: Michael Rosen, 536 N. 27th St., Milw. Wisconsin 53208.

ARTICLE VIII

The name and address of the incorporator is:
Michael Rosen, 536 North 27th Street., Milwaukee, Wisconsin 53208

ARTICLE IX

These Articles of Incorporation may be amended in any respect lawful under the Wisconsin Non-Stock Law provided that the amendment does not change substantially the original purposes of the corporation. Such amendment shall be adopted upon receiving affirmative vote of at least a majority of all the members of the corporation.

ARTICLE X

The address of the principal office is 536 North 27th Street, Milwaukee, Wisconsin 53208.

~~The provisions set forth in the Declaration of Restrictions and Covenants for Milwaukee Estates which are recorded in the office of the Register of Deeds, Milwaukee County, Wisconsin as document number 142402 are incorporated herein by reference.~~

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of November, 1974.

Michael Rosen
Michael Rosen, Incorporator

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 1st day of November 1974, the above named Michael Rosen known to me to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My commission is permanent

This Document was drafted by Atty. Joel S. Lee

STATE OF WISCONSIN
DEPARTMENT OF STATE
FILED

JAN 20 1975

DOUGLAS LAFOLLETTE
SECRETARY OF STATE