

ARTICLES OF INCORPORATION

OF

WINDSOR NORTH CONDOMINIUM OWNERS ASSOCIATION LTD.

(A Non-Stock, Non-Profit Corporation)

The undersigned being a natural person over the age of twenty-one (21) years and acting as incorporator of a non-stock, non-profit corporation under the provisions of the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, does hereby adopt the following as the Articles of Incorporation of such corporation:

ARTICLE I

Name

The name of the corporation shall be Windsor North Condominium Owners Association Ltd.

ARTICLE II

Period of Existence

The period of existence of the corporation shall be perpetual.

ARTICLE III

Purposes

Purposes for which this corporation is organized are as follows:

(a) To serve as an association of unit owners who own real estate and improvements under the condominium form of use and ownership (such real estate and improvements hereinafter sometimes referred to as "condominium property"), as provided in the Condominium Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Condominium Declaration for Windsor North Condominium as recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin, (hereinafter referred to as "Declaration");

(b) To serve as a means through which the unit owners may collectively and efficiently administer, manage, maintain, operate, control and care for the condominium property in accordance with the Condominium Ownership Act and the Declaration; and

(c) To engage in activity included in the Condominium Ownership Act and the Declaration within the purposes for which a non-stock, non-profit corporation may be organized under the Wisconsin Non-Stock Corporation Law; and

(d) To engage in any lawful activity within the purposes for which corporations may be organized under Chapter 181 of the Wisconsin Statutes.

ARTICLE IV

Powers

The corporation shall have all of the powers enumerated in the Wisconsin Non-Stock Corporation Law, to the extent not inconsistent with the Condominium Ownership Act, or the Declaration, or the By-Laws, including without limitation, the following:

(a) To exercise exclusive management and control of the common elements and limited common elements described and set forth in the Declaration;

(b) To hire, engage or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs or to properly effectuate the duties and responsibilities of the corporation as set forth in the Declaration.

(c) To maintain, repair, replace, reconstruct, operate and protect the common elements and limited common elements as set forth in the Declaration;

(d) To determine, levy and collect assessments against the unit owners and use the proceeds thereof in the exercise of its powers and duties, including without limitation, the payment of operating expenses of the corporation and the common expenses relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements and limited common elements as described and set forth in the Declaration;

(e) To enter into contracts and act as agent of the unit owners, with regard to, among other things, common services as required for each unit, utilities, and such other matters as may be determined by the members of the Association;

(f) To purchase insurance on the condominium property and insurance for the benefit of the corporation and its members as set forth in the Declaration;

(g) To make and amend By-Laws and reasonable regulations governing, among other things, the use and operation of the condominium property in the manner provided by the Declaration;

(h) To enforce by legal means the provisions of the Wisconsin Ownership Act, the Declaration, the By-Laws and any rules and regulations governing the use and operation of the condominium property;

(i) To acquire and hold title to units for the benefit of the unit owners and to sell, lease, mortgage, vote the votes appurtenant to, and otherwise deal with said units so acquired for the benefit of all unit owners;

(j) To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the corporation; and

(k) To do all things necessary or convenient to effectuate the purposes of this corporation and the Declaration.

ARTICLE V

Members

The Corporation shall have one class of voting membership, consisting of the unit owners of Windsor North Condominium and the respective rights and qualifications of the members shall be as set forth in the By-Laws of the Corporation.

ARTICLE VI

Declarant Control

The Condominium Declaration for Windsor North Condominium was made by John T. Law and Michael L. Law as "Declarants". The Declaration specified a period of time to be known as the period of "Declarant Control". The period of Declarant Control is defined as a period of time commencing on the date that the first condominium unit is conveyed by the Declarants to any person other than one of the Declarants until the earlier of: (1) Three years from such date; or (2) thirty days after the conveyance of 75% of the common element interest to purchasers. During the period of Declarant Control, the Declarants shall have the power to appoint and remove the officers of the Owners Association or to exercise the powers and responsibilities otherwise assigned by the Declaration or the Condominium Act to the Association of Unit Owners or its officers. Until Declarant Control passes to the Windsor North Condominium Owners Association Ltd. by law or by the terms of this Article VI, Declarant may relinquish control to the Windsor North Condominium Owners Association Ltd. in whole or in part or for a limited or unlimited period of time and may revoke any relinquished control upon written notice to the Association.

ARTICLE VII

Principal Office and Registered Agent

The location of the initial principal office of the Corporation shall be 1819 Alcan Drive, Unit #3, Menasha, Wisconsin 54952 and the initial registered agent of the Corporation at that address shall be John T. Law.

ARTICLE VIII

Directors

The number of directors of the Corporation shall be fixed in the By-Laws, but in no event shall be less than three (3). Except as otherwise designated in this Article, the manner in which directors shall be elected, appointed or removed shall be provided by the By-Laws.

The number of Directors constituting the initial Board of Directors shall be three (3), and the names, terms and addresses of the initial directors are:

<u>Name</u>	<u>Term</u>	<u>Addresses</u>
1. John T. Law	3 years	1819 Alcan Drive, Unit #3 Menasha, Wisconsin 54952
2. Michael L. Law	2 years	1385 Sunset Lane Menasha, Wisconsin 54952
3. Gerald L. Aldridge		1799 Alcan Drive, Unit #12 Menasha, Wisconsin 54952

ARTICLE IX

Incorporator

The name and address of the incorporator of this Corporation is:

John T. Law
1819 Alcan Drive
Menasha, Wisconsin 54952

ARTICLE X

Stock, Dividends, Dissolution

The Corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of the Corporation shall be distributed to its members, directors, or officers, except upon dissolution of the Corporation. The Corporation may pay compensation in reasonable amounts to employees, members, directors or officers for services rendered, except as limited in the By-Laws, and may confer benefits upon its members

