Articles of Incorporation
THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.

Order: 2K7S879BZ
Address: 130 S Water St
Order Date: 08-23-2022
Document not for resale
HomeWiseDocs

THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

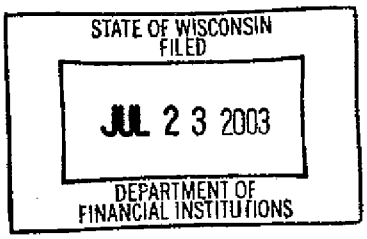
SECTION D

ARTICLES OF INCORPORATION

Order: 2K7S879BZ
Address: 130 S Water St
Order Date: 08-23-2022
Document not for resale
HomeWiseDocs

TABLE OF CONTENTS
FOR THE ARTICLES OF INCORPORATION FOR THE
THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.

ARTICLE		PAGE
I.	Name	C-1
II.	Existence	C-1
III.	Purposes	C-1
IV.	Powers	C-2
V.	Members	C-2
VI.	Offices	C-2
VII.	Number of Directors	C-2
VIII.	Initial Directors	C-2
IX.	Incorporator	C-3



Order: 2K7S879BZ
Address: 130 S Water St
Order Date: 08-23-2022
Document not for resale
HomeWiseDocs

RECEIVED - DEPT OF
FINANCIAL INSTITUTIONS
STATE OF WISCONSIN

ARTICLES OF INCORPORATION 2003 JUL 22 AM 9:45

OF

THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.

These Articles of Incorporation are executed by the undersigned, being a natural person of the age of eighteen (18) years or more, for the purpose of forming a Wisconsin nonprofit corporation under Chapter 181 of the Wisconsin Statutes:

STATE OF WISCONSIN
FILED
JUL 23 2003
DEPARTMENT OF
FINANCIAL INSTITUTIONS

ARTICLE I

Name

The name of the corporation is the Waterfront Condominium Association, Inc.

ARTICLE II

Existence

The period of existence of the corporation shall be perpetual.

ARTICLE III

Purposes

The purposes for which this Corporation is organized and shall be operated are as follows:

(a) To serve as an Association of Unit Owners under the Wisconsin Condominium Ownership Act;

(b) To serve as a means through which the Unit Owners may collectively and efficiently administer, manage, operate and control the Condominium in accordance with the Wisconsin Condominium Ownership Act and the Declaration; and

(c) To engage in any lawful activity included in and permitted under the Wisconsin Condominium Ownership Act, the Declaration and the purposes for which a nonstock, nonprofit corporation may be organized.

WI - DFI CORP
FILE ID# ➡ WØ 45240

Order: 2K7S879BZ
Address: 130 S Water St
Order Date: 08-23-2022
Document not for resale
HomeWiseDocs

ARTICLE IV

Powers

The corporation shall have all powers conferred upon nonstock, nonprofit corporations organized under Chapter 181 of the Wisconsin Statutes and any successor provision thereto as now enacted or hereafter amended. Such powers shall be exercised only in fulfillment of the purposes of the corporation set forth herein.

ARTICLE V

Members

The corporation shall have one class of members consisting of all the Unit Owners.

ARTICLE VI

Offices

The principal office of the corporation is located in Milwaukee County, Wisconsin and the mailing address of such office is 626 North Water Street, Milwaukee, Wisconsin 53202. The address of the registered agent of the corporation is 626 North Water Street, Milwaukee, Wisconsin 53202 and the name of the registered agent at such address is Peter S. Renner.

ARTICLE VII

Number of Directors

The number of Directors constituting the initial Board of Directors of the corporation shall be three (3). The number of Directors of the corporation may, however, be changed from time to time as provided for in the Bylaws of the corporation, but in no case shall there be more than five (5) directors or less than three (3) directors.

ARTICLE VIII

Initial Directors

The names and addresses of the persons who are to serve as initial Directors until their successors are elected and shall qualify as provided in the Bylaws of the corporation are:

Order: 2K7S879BZ
Address: 130 S Water St
Order Date: 08-23-2022
Document not for resale
HomeWiseDocs

Name	Address
Peter S. Renner	626 North Water Street Milwaukee, Wisconsin 53202
Jeffrey A. Natrop	626 North Water Street Milwaukee, Wisconsin 53202
Sheldon Oppermann	626 North Water Street Milwaukee, Wisconsin 53202

STATE OF WISCONSIN
FILED
JUL 23 2003
DEPARTMENT OF
FINANCIAL INSTITUTIONS

The manner in which the directors are appointed and elected shall be governed by the Bylaws.

ARTICLE IX

Incorporator

The name and address of the incorporator is Peter S. Renner, 626 North Water Street, Milwaukee, Wisconsin 53202.

Executed in duplicate on this 17 day of July, 2003.

Peter S. Renner

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

Personally came before me this 17 day of July, 2003, the above named Peter S. Renner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission: Expires 8/15/04

MW717512_1.DOC

THIS DOCUMENT WAS DRAFTED BY } Susan Sorrentino

Order: 2KZS879BZ
Address: 130 S Water St
Order Date: 08-23-2022
Document not for resale
HomeWiseDocs