Lone Oak Estates Condominium Association

ARTICLES OF INCORPORATION

LONE OAK ESTATES CONDOMINIUM ASSOCIATION
VILLAGE OF MENOMONEE FALLS
WAUKESHA, COUNTY, WISCONSIN

The operation of Lone Oak Estates is governed by the Condominium Association, of which each Unit Owner is a member. Powers, duties and operation of the Association are specified in the Articles of Incorporation.

$35. —
$25. – Expedited

CHAPTER 181
NONSTOCK

STATE OF WISCONSIN
FILED
AUG 8 2000
DEPARTMENT OF
FINANCIAL INSTITUTIONS

DFI/CCS/CORP
FORM N
4/2004

State of Wisconsin

Department of Financial Institutions

Jim Doyle, **Governor**

Lorrie Keating Heinemann, **Secretary**

INFORMATION REQUEST

Enclosed are the report (s) or copy (s) you requested. We, at the Department of Financial Institutions, hope that this material meets your needs. If you have any questions about what you've received, please don't hesitate to call us at (608) 261-7577. We would be happy to help you.

Division of Corporate & Consumer Services
Mail: PO Box 7846 Madison WI 53707-7846 Courier: 345 W: Washington Ave. 3rd Floor Madison, WI 53703
Voice: (608) 261-7577 Fax: (608) 267-6813 TTY: (608) 266-8818 Internet: www.wdfi.org

OK
EK

Return to:
Attorney Daniel R. Heiden
Heiden & Associates, S.C.
405 N. Calhoun Road
Suite 101
Brookfield, WI 53005

AUG 07 12:00PM
#. A
155005 DCORP 35 35.00

AUG 07 12:00PM
#. B
155005 EXPED 25 25.00

ARTICLES OF INCORPORATION
THE LONE OAK ESTATES CONDOMINIUM ASSOCIATION, INC.

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

ARTICLE 1

The name of the Association is LONE OAK ESTATES CONDOMINIUM ASSOCIATION, INC.

ARTICLE 2

The Period of existence shall be perpetual.

ARTICLE 3

The purpose shall be to act as the Condominium Owners Association for LONE OAK ESTATES CONDOMINIUM, located in the Village of Menomonee Falls, Waukesha County, Wisconsin.

ARTICLE 4

Location of the principal office is: N89 W16416 Main Street, Menomonee Falls, WI 53051

RECEIVED - DEPT OF FINANCIAL INSTITUTIONS
STATE OF WISCONSIN
2000 AUG -7 AM 10:22

ARTICLE 5

The name of the initial registered agent is: Roy Wildt

ARTICLE 6

The address of the initial registered agent is: N89 W16416 Main Street, Menomonee Falls, WI 53051

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ARTICLE 7

The number of Directors shall be three (3). The directors need not be members of the Association unless otherwise required by law, or by the Declaration or By-Laws for Lone Oak Estates Condominium, at the time of election.

ARTICLE 8

Names and address of the initial Directors:

Roy Wildt	N89 W16416 Main Street, Menomonee Falls, WI 53051
Dirk Wildt	N89 W16416 Main Street, Menomonee Falls, WI 53051
Stephanie Mistele-Wildt	N89 W16416 Main Street, Menomonee Falls, WI 53051

ARTICLE 9

MEMBERSHIP

Every owner of a Unit in LONE OAK ESTATES CONDOMINIUM located in the Village of Menomonee Falls, Waukesha County, Wisconsin shall be entitled and required to be a member of the Association. If title to a Unit is held by more than one person, each of such persons shall be members. An Owner of more than one Unit shall be entitled to one membership for each Unit owned. Each such membership shall be appurtenant to the Unit upon which it is based and shall be transferred automatically by conveyance of that Unit. No person or entity other than an Owner of a Unit may be a member of the Association, and membership in the Association may not be transferred except in connection with the transfer of title to a Unit; provided, however, that the rights of voting may be assigned to a Mortgagee as further security for a loan secured by a mortgage on a Unit.

ARTICLE 10

VOTING RIGHTS

All Owners shall be entitled to one (1) vote for each Unit owned. When more than one person holds an interest in any Unit the vote for such Unit shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any Unit. There can be no split vote. If only one of multiple owners of a Unit is present at a meeting of the Association, the owner present is entitled to cast the vote allocated to that Unit. If more than one of the multiple owners is present, and any one of them purports to cast the vote allocated to that unit on any issue without protest being made promptly by any of the others to the person presiding over the meeting, it shall be conclusively presumed that such voting owner had the authority to cast the vote. In the event of such a protest, if such dispute is not resolved by the multiple owners prior to the vote being completed, they shall not be entitled to cast a vote.

ARTICLE 11

DISSOLUTION

In the event of dissolution of this Association, the assets shall be distributed to the members in accordance with their percentage interests in the common elements of Lone Oak Estates Condominium. In the event the foregoing provision makes this corporation ineligible for tax status as a nonprofit organization, upon dissolution the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization devoted to similar purposes.

ARTICLE 12

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

ARTICLE 13

The name and address of the initial incorporator is Daniel R. Heiden, 405 North Calhoun Road, Suite 101, Brookfield, WI 53005.

Executed this 4th day of August, 2000.

Daniel R. Heiden

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS.
WAUKESHA COUNTY)

Personally came before me this 4th day of August, 2000, the above named Daniel R. Heiden, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, Waukesha County
State of Wisconsin
My Commission expires: 12-21-2003

This document was drafted by:
Atty. Daniel R. Heiden
State Bar No. 1017551
262-784-0007
DRH 080400