

ARTICLES OF INCORPORATION
OF
FENWICK CONDOMINIUM ASSOCIATION, INC.

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ARTICLES OF INCORPORATION

OF

FENWICK CONDOMINIUM ASSOCIATION, INC.

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

ARTICLE 1

The name of the Association is Fenwick Condominium Association, Inc.

ARTICLE 2

The Period of existence shall be perpetual.

ARTICLE 3

The purposes shall be as follows:

(a) To provide for maintenance, preservation and architectural control of the Common Elements within that certain tract of property described in Exhibit A attached hereto and incorporated herein; and to promote the health, safety and welfare of the residents within said property;

(b) To fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Declaration of Condominium Ownership; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) To exercise all of the powers and privileges and to perform all of the duties and obligations of this Association as set forth in said Declaration of Condominium Ownership which is to be recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin;

(e) To borrow money, and with the assent of seventy-five percent (75%) of voting members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) To dedicate, sell or transfer all or any part of the Common Elements to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by seventy-five percent (75%) of voting members, agreeing to such dedication, sale or transfer;

(g) To participate in mergers and consolidations with other unincorporated associations or nonprofit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent of seventy-five percent (75%) of voting members;

(h) To have and to exercise any and all powers, rights and privileges a Wisconsin Corporation organized under Chapter 181, Wisconsin Statutes, may now or hereafter have or exercise.

ARTICLE 4

Location of the principal office is 1409 North Prospect Avenue, Milwaukee, Wisconsin 53202.

ARTICLE 5

Name of the initial registered agent is Eli C. Frank.

ARTICLE 6

Address of the initial registered agent is Suite 1200, 111 East Wisconsin Avenue, Milwaukee, Wisconsin 53202.

ARTICLE 7

The number of Directors may be fixed by By-Laws, but shall not be less than three (3).

ARTICLE 8

The number of Directors constituting the initial Board shall be three (3), who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws.

ARTICLE 9

Names and addresses of the initial Directors:

John Gilligan	Mary Kruser
1845 North Farwell Avenue	1845 North Farwell Avenue
Milwaukee, Wisconsin 53202	Milwaukee, Wisconsin 53202

Eli C. Frank
111 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

ARTICLE 10

MEMBERSHIP

Every Owner of a Unit 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 by him. 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 or Developer 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 11

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, all such persons shall be members. 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. Prior to the time of any meeting at which a vote is to be taken, each co-owner shall file the name of the voting co-owner with the Secretary of the Association in order to be entitled to a vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

The Developer who shall be entitled to one (1) vote for each Unit owned; provided, however, that notwithstanding the foregoing provisions for voting, the Developer shall have sufficient votes to constitute a majority of votes until all its Units are sold; provided, further, that Developer's control shall cease three (3) years after the first Unit is conveyed to a purchaser other than the Developer, or thirty (30) days after the conveyance of seventy-five percent (75%) of the Units, whichever time is earlier.

ARTICLE 12

DISSOLUTION

The Association may be dissolved with the assent of seventy-five percent (75%) of the votes as provided in "Voting Rights" above. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE 13

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

ARTICLE 14

The name and address of the incorporator is Eli C. Frank, Suite 1200, 111 East Wisconsin Avenue, Milwaukee, Wisconsin 53202.

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Executed in duplicate the 16th day of February, 1981.

/s/ Eli C. Frank
Eli C. Frank

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

Personally came before me this 16th day of
February, 1981, the above named Eli C.
Frank, to me known to be the person who executed
the foregoing instrument and acknowledged the same.

/s/ Herbert M. Hiller
Herbert M. Hiller
Notary Public, State of Wisconsin
My Commission is permanent.

(SEAL)

his document was drafted by Eli C. Frank, of the
Law Firm of Frank, Hiller & Shapiro, Ltd.

EXHIBIT A

Lots One (1) and Two (2) and the Easterly Thirty-seven (37) feet of Lots Six (6) and Seven (7) in Subdivision of Lots Four (4) and Five (5) and Twenty-eight (28) in Block One Hundred Ninety-eight (198), in Rogers Addition in the South East One-quarter (1/4) of Section Twenty-one (21), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 359-0801-110