Articles of Incorporation
Rosewood Village II Owner's Association Inc.

Order: P655S8KV5
Address: 1924 Springbrook N Unit A
Order Date: 08-03-2026
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ARTICLES OF INCORPORATION

TABLE OF CONTENTS

		Page
ARTICLE I	NAME	44
ARTICLE II	PERIOD OF EXISTENCE	44
ARTICLE III	PURPOSES	44
ARTICLE IV	MEMBERS AND VOTING	45
ARTICLE V	PRINCIPAL OFFICE AND REGISTERED AGENT	45
ARTICLE VI	DIRECTORS	45
ARTICLE VII	INCORPORATOR	46
ARTICLE VIII	AMENDMENTS	46
ARTICLE IX	STOCK, DIVIDENDS AND DISSOLUTION	46

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ARTICLES OF INCORPORATION

OF

ROSEWOOD VILLAGE II OWNER'S ASSOCIATION, INC.

The undersigned, being a natural person over the age of eighteen (18) years and acting as incorporator for the purpose of forming a non-stock, non-profit corporation under the provisions of Chapter 181 of the Wisconsin Statutes (the "Law"), does hereby adopt these Articles of Incorporation.

ARTICLE I

NAME

The name of the corporation shall be Rosewood Village II Owner's Association, Inc.

ARTICLE II

PERIOD OF EXISTENCE

The corporation shall have perpetual existence.

ARTICLE III

PURPOSES

The 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 as provided in Chapter 703 of the Wisconsin Statutes as the same may be amended, remembered or renamed from time to time (the "Act"), and subject to the terms and conditions of the Declaration of Condominium (the "Declaration") of Rosewood Village Condominiums, (the "Condominium") as recorded in the office of the Register of Deeds for Waukesha County, Wisconsin;

(b) To provide for the administration, maintenance, preservation and control of the Condominium in accordance with and in furtherance of the Declaration created under and pursuant to the Act; and

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(c) To engage in any lawful activity within the purposes for which a non-stock, non-profit corporation may be organized under the law, subject to the Act and the Declaration.

ARTICLE IV

MEMBERS AND VOTING

The record owner of the fee title to any Unit and an undivided interest in the Common Elements, as defined in the Declaration, shall automatically be a member of this corporation upon becoming such owner and shall remain a member thereof until such time as his ownership ceases for any reason, at which time his membership in this corporation shall automatically cease. The respective rights and qualifications of each of the members of this corporation are set forth in the By-Laws of this corporation.

ARTICLE V

PRINCIPAL OFFICE AND REGISTERED AGENT

The location of the principal office of this corporation shall be 1240 South Grand Avenue, Waukesha, Wisconsin 53186 and the initial registered agent shall be Harry Bielinski at the above address.

ARTICLE VI

DIRECTORS

The number of directors of this corporation shall be fixed in the By-Laws but in no event shall be less than three (3). The manner in which the directors shall be elected, appointed or removed shall be provided in the Declaration and By-Laws of the corporation.

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

Harry Bielinski
1240 South Grand Avenue
Waukesha, Wisconsin 53186

Frank Bielinski
1240 South Grand Avenue
Waukesha, Wisconsin 53186

Gloria J. Rongstad
1240 South Grand Avenue
Waukesha, Wisconsin 53186

Order: P655S8KV5
Address: 1924 Springbrook N Unit A
Order Date: 08-03-2026
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ARTICLE VII

INCORPORATOR

The name and address of the incorporator of this corporation is: Harry Bielinski, 1240 South Grand Avenue, Waukesha, Wisconsin 53186.

ARTICLE VIII

AMENDMENTS

Amendment of these Articles of Incorporation shall require the assent of seventy-five percent (75%) of the entire membership of this corporation.

ARTICLE IX

STOCK, DIVIDENDS AND DISSOLUTION

This corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of this corporation shall be distributed to its members, directors or officers. This corporation may pay compensation in reasonable amounts to employees, members, directors or officers for services rendered and may confer benefits upon its members in conformity with its purposes.

This corporation may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the members. Upon dissolution of this corporation, other than incident to a merger or consolidation, all of its assets, after payment of its liabilities, shall be distributed to one or more non-profit corporations, societies, trusts or other organizations and/or dedicated to an appropriate public agency or agencies; provided, however, that any such non-profit corporation, society, trust, other organization or public agency has purposes deemed by a majority of the directors of this corporation to be similar to those of this corporation and that if none of the foregoing entities are deemed to exist, then all of the assets of this corporation, after payment of its liabilities, shall be distributed to a non-profit corporation, society, association, trust or other organization, or any one or more of the foregoing, devoted to the promotion of aesthetic, cultural or educational purposes.

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Executed in triplicate on this 21st day of December, 1993.

Harry Bielinski

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 21st day of December, 1993, the above named Harry Bielinski, to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged that he executed the same for the purposes therein contained.

Gloria J. Rongstad
Notary Public, Waukesha, Wisconsin
My Commission Expires: 11-24-96

NOTARY PUBLIC GLORIA J. RONGSTAD STATE OF WISCONSIN

This instrument was drafted by

Attorney Richard R. Kobriger, Jr.
Cramer, Multhauf & Hammes
Attorneys at Law
1601 East Racine Avenue
P.O. Box 558
Waukesha, WI 53187

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