DFI/CORP/38
RECORD 2011

United States of America

State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

To All to Whom These Presents Shall Come, Greeting:

I, Mary Ann McCoshen, Administrator, Division of Corporate and Consumer Services, Department of Financial Institutions, do hereby certify that the annexed copy has been compared by me with the record on file in the Corporation Section of the Division of Corporate & Consumer Services of this department and that the same is a true copy thereof and the whole of such record; and that I am the legal custodian of said record, and that this certification is in due form.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department.

MARY ANN McCOSHEN, Administrator
Division of Corporate and Consumer Services
Department of Financial Institutions

DATE: APR - 5 2019

BY:

RECEIVED - DEPT OF
FINANCIAL INSTITUTIONS
STATE OF WISCONSIN

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ARTICLES OF INCORPORATION
OF
SOMERS ESTATES CONDOMINIUM OWNERS ASSOCIATION, INC.

The undersigned, a natural person over the age of 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, hereby adopts the following as the Articles of Incorporation of the Corporation:

ARTICLE I

Name

The name of the corporation shall be Somers Estates Condominium Owners Association, Inc.

ARTICLE II

Period of Existence

The period of existence of the Corporation shall be perpetual.

AUG 06 01:07AM
A
157352 DCORP 35 35.00

AUG 06 01:07AM
B
157352 EXPED 25 25.00

ARTICLE III

Purposes

The purposes of the Corporation are:

A. To serve as an association of unit owners under the Wisconsin Condominium Ownership Act ("Act") who own certain residential property located in Kenosha County, State of Wisconsin (the "Property") subject to the terms and conditions of the Declaration of Condominium as the Declaration may be amended from time to time (the "Declaration") for Somers Estates Condominium (the "Condominium") as recorded in the office of the Register of Deeds for Kenosha County, Wisconsin;

S062119

B. To serve as a means through which the unit owners may collectively and efficiently manage, maintain, operate, reconstruct and care for the Property in accordance with the Act and the Declaration; and

C. To engage in any lawful activity permitted by the Act and Declaration for which a non-stock, non-profit corporation may be organized under the Wisconsin Non-stock Corporation Law.

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 Act, the Declaration and the By-laws of the Corporation, including without limitation, the following:

A. To exercise exclusive management and control of the common elements described in the Declaration;

B. To operate, repair, replace, reconstruct, protect and maintain the common elements described in the Declaration;

C. To purchase, lease or otherwise acquire units on behalf of all the unit owners and to sell, lease, mortgage, vote the votes attributed to those units and otherwise deal with the units so acquired on behalf of all the unit owners;

D. 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 and the maintenance and operation of the Property;

E. To determine, levy and collect assessments against unit owners and use the proceeds of those assessments in the exercise of its powers and duties, including without limitation, the payment of operating expenses of the Corporation and the common expense relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements described in the Declaration;

F. To purchase insurance on the Property and insurance for the benefit of the Corporation and its members;

G. To adopt and amend rules and regulations governing the use and operation of the Property;

H. To enforce by legal means the provisions of the Wisconsin Condominium Ownership Act, the Declaration, the By-laws of the Corporation and any rules and regulations governing the use and operation of the Property;

I. To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the Corporation; and

J. To do all things necessary or convenient to effectuate the purposes of the Corporation.

ARTICLE V

Members

There shall be one class of members designated as "unit owners". The rights and qualifications of members are set forth in the By-Laws of the Corporation.

ARTICLE VI

Principal Office and Registered Agent

The location of the principal office of the Corporation shall be 1136 22nd Avenue, Kenosha, Kenosha County, Wisconsin 53140 and the initial registered agent shall be Franklin J. Heister, Jr. The address of the initial registered agent is 1136 22nd Avenue, Kenosha, Wisconsin 53140.

ARTICLE VII

Directors

The number of directors of the Corporation shall be fixed in the By-Laws of the Corporation and in no event shall be less than three. The manner in which directors shall be selected, appointed and removed shall be set forth in the By-Laws of the Corporation. The number of directors constituting the initial Board of Directors shall be three, and the names and addresses of the initial directors are:

Frederick M. Kowalsky	1136 22nd Avenue, Kenosha, Wisconsin 53140
Franklin J. Heister, Jr.	1136 22nd Avenue, Kenosha, Wisconsin 53140
Linda A. Rossmann	1136 22nd Avenue, Kenosha, Wisconsin 53140

ARTICLE VIII

Incorporator

The name and address of the incorporator of the Corporation are:

John U. Schneider
1254 West Boulevard
Racine, Wisconsin 53405

ARTICLE IX

Dissolution

The corporation shall not have or issue shares of stock. No dividend shall ever be paid, and no part of the net earning, assets or surplus of the Corporation shall inure to the benefit of or be distributed to its members, directors, officers or any other private individual other than by a rebate of excess membership dues, fees or assessments. The 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 and to the extent not prohibited in its By-Laws.

Executed in duplicate this 5th day of August, 2002.

John U. Schneider
Incorporator

STATE OF WISCONSIN)
) ss.
COUNTY OF RACINE)

Personally came before me this 5th day of August, 2002, the above named John U. Schneider, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.

_____
*_____
Notary Public - State of Wisconsin
My commission expires: _____

SEAL

Drafted by and return to: John U. Schneider - Attorney at Law
State Bar of Wisconsin No. 1017140
1254 West Boulevard
Racine, Wisconsin 53405

$35.00 + $25.00 Exp

ARTICLES OF INCORPORATION
CHAPTER 181

STATE OF WISCONSIN
FILED
AUG - 7 2002
DEPARTMENT OF
FINANCIAL INSTITUTIONS