ARTICLES OF INCORPORATION
OF
BROOKWOOD OWNER'S CONDOMINIUM ASSOCIATION, INC.

Brookwood Owner's Condominium Association, Inc., a nonstock, nonprofit corporation organized under Chapter 181 of the Wisconsin Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation is Brookwood Owner's Condominium Association, Inc. (hereinafter referred to as the "Association").

ARTICLE II
PERIOD OF EXISTENCE

The period of existence of the Association is perpetual.

ARTICLE III
PURPOSE

The Association is organized to serve as an association of unit owners (as described in Section 703.15 of the Wisconsin Statutes) for Brookwood Condominium created under Chapter 703 of the Wisconsin Statutes, located in the Village of Ashwaubenon, Brown County, Wisconsin. The purpose of the Association is to provide for the management, maintenance and care of the Common Elements (but not the Shared Components unless said Shared Components are deeded to the Association) of said condominium and other property for which the Association is responsible and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized in the Declaration of Brookwood Condominium. No part of the net earnings of the Association may inure to the benefit of any private individual (other than any benefit received by a member as a result of the Association's performance of its functions described in the previous sentence) and other than by a rebate of excess membership dues, fees or assessments).

ARTICLE IV
MEMBERS

The Association shall have members. Membership provisions (including the designation of classes, if any, and the method of acceptance of members of each such class) shall be set forth in the Bylaws of the Association (the "Bylaws"). The respective voting rights and procedures of the members of the Association shall be as set forth in the Bylaws and that certain Declaration of Condominium for Brookwood Condominium recorded in the office of the Brown County Register of Deeds (the "Declaration").

ARTICLE V
PRINCIPAL OFFICE

The address of the principal office of the Association is 1265 Lombardi Avenue, Green Bay, Wisconsin, 54304, located in Brown County, Wisconsin.

ARTICLE VI
REGISTERED AGENT

The name and address of the initial registered agent of the corporation is Corporation Service Company, with an address of 8040 Excelsior Drive, Suite 400, Madison, Wisconsin, 53717 and an email address of compliancemail@cscglobal.com.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a board of directors. The number of directors constituting the initial board of directors (the "Initial Directors") shall be three (3). Thereafter, the number and manner of election or appointment of directors and their terms of office shall be as provided in the Bylaws. The names and addresses of the Initial Directors are as follows:

Kevin Manara - 1265 Lombardi Avenue, Green Bay, WI 54304
Edward Policy - 1265 Lombardi Avenue, Green Bay, WI 54304
Maureen Smith - 1265 Lombardi Avenue, Green Bay, WI 54304

ARTICLE VIII
ACTION BY BOARD OF DIRECTORS WITHOUT A MEETING

Any action required or permitted by these Articles or the Bylaws to be taken by the board of directors of the Association may be taken without a meeting if a written consent, setting forth the action so taken, is signed by all of the directors then in office.

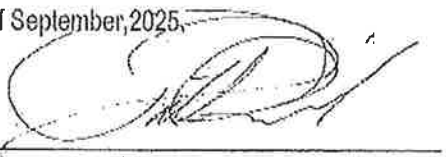
ARTICLE IX
INCORPORATOR

The name and address of the incorporator are Patrick G. Quick, c/o Foley & Lardner LLP, 777 E. Wisconsin Avenue, Milwaukee, Wisconsin 53202

ARTICLE X
AMENDMENT OF ARTICLES AND BYLAWS

Any amendment to these Articles of Incorporation or the Bylaws that alters or abrogates the rights of the Declarant (as defined in the Declaration) or the Declarant's successors or assigns shall be null, void and of no force or effect unless it is approved in writing by the Declarant. This Article X may not be amended or deleted without the approval in writing of the Declarant.

Dated at Milwaukee, Wisconsin, this 11th day of September, 2025.



Patrick G. Quick, Incorporator

This document was drafted by and should be returned to:

Patrick G. Quick
Foley & Lardner LLP
777 East Wisconsin Avenue
Milwaukee, WI 53202

For Office

State of Wisconsin

Department of Financial Institutions

Endorsement

ARTICLES OF INCORPORATION - DOMESTIC NONSTOCK CORPORATION - FORM 102 - Ch. 181

BROOKWOOD OWNER'S CONDOMINIUM ASSOCIATION, INC.

Received Date: 9/12/2025

FILED

Filing Fee: $35.00

Expedited Fee: $25.00

Total Fee: $60.00

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