OK

ARTICLES OF INCORPORATION

OF

GREEN RIDGE CONDOMINIUMS, INC.

(A Non-Stock, Non-Profit Corporation)

The undersigned, being a natural person over the age of twenty-one (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, does hereby adopt the following as the Articles of Incorporation of such corporation:

ARTICLE I

Name

The name of the corporation shall be the GREEN RIDGE CONDOMINIUMS, INC.

ARTICLE II

Period of Existence

The period of existence of the corporation shall be perpetual.

ARTICLE III

Purposes

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 (such real estate and improvements hereinafter sometimes referred to as "condominium property"), as provided in the "Unit Ownership Act" under the laws of the State of Wisconsin

and subject to the terms and conditions of the Condominium Declaration for Green Ridge Condominiums, as recorded in the Office of the Register of Deeds for Racine County, Wisconsin (hereinafter referred to as "Declaration");

(b) To serve as a means through which the unit owners may collectively and efficiently administer, manage, operate and control the condominium property in accordance with the Unit Ownership Act and the Declaration; and

(c) To engage in any lawful activity within the purposes for which a non-stock, non-profit corporation may be organized under the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, subject to the Unit Ownership Act and the Declaration.

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 Unit Ownership Act, or the Declaration, or the By-Laws, including without limitation, the following:

(a) To exercise exclusive management and control of the common areas and facilities and limited common areas described and set forth in the Declaration;

(b) To maintain, repair, replace, reconstruct, operate and protect the common areas and facilities and limited common areas as set forth in the Declaration;

(c) To acquire and hold title to units for the benefit of the unit owners pursuant to the right of first refusal, or otherwise, as set forth in the Declaration and to sell, lease, mortgage, vote the votes appurtenant to, and otherwise deal with said units so acquired for the benefit of all unit owners as set forth in the Declaration;

(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 or to properly effectuate the duties and responsibilities of the corporation as set forth in the Declaration.

(f) To purchase insurance on the condominium property and insurance for the benefit of the corporation and its members as set forth in the Declaration;

(g) To make and amend reasonable regulations governing the use and operation of the condominium property in the manner provided by the Declaration;

(h) To enforce by legal means the provisions of the Unit Ownership Act, the Declaration, the By-Laws and any rules and regulations governing the use and operation of the condominium 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 this Declaration.

ARTICLE V

Members

There shall be two classes of members designated as Class "A" and Class "B" Members. The respective rights and qualifications of the classes of members are set forth in the By-Laws of the corporation.

ARTICLE Vl

Principal Office and Registered Agent

The location of the principal office of the corporation shall be 5700 Spring St., Unit 1 , Racine, Wisconsin, 53406, and the initial registered agent shall be Orrin Stearns, 5700 Spring St., Unit 1 , Racine, Wisconsin, 53406.

ARTICLE Vll

Directors

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

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

Mr. Orrin Stearns — 5700 Spring St., Unit 1, Racine, Wisconsin 53406

Mr. Melvin Rabushka — 9378 Olive Blvd., St. Louis, Missouri 63132

Mr. Lester Shapiro — 4447 W. Cortland, Chicago, Illinois

ARTICLE VIII

Incorporator

The name and address of the incorporator of this corporation is:

Orrin Stearns
5700 Spring Street, Unit 1
Racine, Wisconsin 53406

ARTICLE IX

Stock, Dividends, Dissolution

The corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of the corporation shall be distributed to its members, directors, or officers. 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.

In the event of dissolution of the corporation, all of its assets, after payment of its liabilities, shall be distributed to such one or more non-profit corporations, societies, or organizations having purposes deemed by a majority of its directors to be similar to those of this corporation, and, if none are deemed to exist, then to non-profit corporations, societies, or organizations devoted to the promotion of aesthetic, cultural or educational purposes.

STATE OF WISCONSIN)
: ss.
RACINE COUNTY)

On this 23rd day of April, 1975, personally appeared before me the above named Orrin Stearns 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.

John V. Whaley

Notary Public, Racine County, Wisconsin
My Commission: is permanent
John V. Whaley

(This document was drafted by
John V. Whaley)

Art of Inc

Green Ridge Condominiums, Inc.

Mail Returned Copy to:
Whaley & Whaley
Attorneys at Law
610 Main Street
Racine, Wisconsin 53403

STATE OF WISCONSIN
DEPARTMENT OF STATE
FILED
APR 25 1975
DOUGLAS LAFOLLETTE
SECRETARY OF STATE

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#25

CK-#5
Fee-25
Refund-#25

G-7593

OFFICE OF
REGISTER OF DEEDS

The undersigned, as Register of Deeds of
(COUNTY) Racine
County, Wisconsin, certifies that on
(DATE) April 29, 1975

there was received and accepted for record in my office, an instrument bearing the certificate of the Secretary of State of Wisconsin, and described as

(X) Articles of Incorporation ( ) Amendment to Articles of Incorporation ( ) Statement of Intent to Dissolve
( ) Articles of Dissolution ( ) Articles of Merger ( ) Name reservation
( ) Articles of Consolidation ( ) Restated Articles ( ) Change of Registered Office and/or Agent OF
GREEN RIDGE CONDOMINIUMS, INC.

(S E A L) Witness my hand and official seal on April 29, 1975 (DATE)

Stanley F. Bialecki
REGISTER OF DEEDS

Form 14&15--1971

Form 103-Sec. State
Certificate of Incorporation

United States of America

State of Wisconsin

Department of State

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that on 25 April 1975 *Articles of Incorporation were filed in my office under the provisions of Chapter 181 of the Wisconsin Statutes, for the following corporation formed*

WITHOUT STOCK AND NOT FOR PROFIT:

Name: GREEN RIDGE CONDOMINIUMS, INC.

Principal Office: 5700 Spring St, Unit 1, Racine WI 53406

Purposes for which organized: (a) To serve as an association of unit owners who own real estate and improvements under the condominium form of use and ownership...

I further certify that a certificate has been filed in my office to the effect that a duplicate of said Articles, bearing my certificate, was recorded in the office of the Register of Deeds of Racine *County, Wisconsin, on* 29 April 1975

THEREFORE, The State of Wisconsin *does hereby grant unto the said corporation the powers and privileges conferred by the Wisconsin Statutes for the purposes stated and in accordance with said Articles.*

In Witness Whereof, I have hereunto set my hand