

ARTICLES OF INCORPORATION
OF
TUCKAWAY SHORES HOMEOWNERS' ASSOCIATION, INC.

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ARTICLES OF INCORPORATION

OF

TUCKAWAY SHORES HOMEOWNERS' 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 I

The name of the Association is TUCKAWAY SHORES HOMEOWNERS' ASSOCIATION, INC..

ARTICLE II

The period of existence shall be perpetual.

ARTICLE III

The purposes of this Corporation shall be as follows:

a. To provide for maintenance, preservation and architectural control of the common areas within tracts of real estate, which may include all the real estate more particularly set forth in the Declaration.

b. To promote the health, safety, and welfare of the residents within said real estate.

c. To set, charge, collect and enforce payment, by any lawful means, of all charges or assessments pursuant to the terms of the Declarations, and to pay all expenses in connection therewith, including all office and other expenses incident to the conducting of business by the Association.

d. To acquire, 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.

e. To exercise and perform all of the powers, duties and obligations of this Association as set forth in said Declaration which is to be recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin.

f. To borrow money, with the approval of seventy-five percent (75%) of the voting members, and to mortgage, pledge, deed and trust, or otherwise hypothecate, all of its real or personal property as security for such money borrowed.

g. To dedicate, sell, or transfer all or any part of the common areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the general members.

h. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes as set forth herein providing that the general members shall have approved such acts.

i. To have and to exercise any and all powers, rights and privileges a Wisconsin Corporation organized under Chapter 181, of the Wisconsin Statutes, may now have or hereinafter acquire.

ARTICLE IV

The location of the principle office is 2719 South 60th Street, Milwaukee, Wisconsin 53219.

ARTICLE V

The name of the initial Registered Agent is Richard W. Double.

ARTICLE VI

The address of the initial Registered Agent is Suite 640,
700 North Water Street, Milwaukee, Wisconsin 53202.

ARTICLE VII

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

ARTICLE VIII

The number of Directors constituting the initial Board shall
be three (3) who need not be members of the Association.

ARTICLE IX

The names and addresses of the initial directors:

1. Richard J. Kaerek
2719 South 60th Street
West Allis, Wisconsin 53219
2. John Barich
2719 South 60th Street
West Allis, Wisconsin 53219
3. Richard W. Double
700 North Water Street
Suite 640
Milwaukee, Wisconsin 53202

ARTICLE X

MEMBERSHIP: The Declarant, and every person or entity who is a record owner of a fee or undivided fee interest in any unit which is subject to assessment by the Association is a member. The foregoing is not intended to include persons or entities who hold an interest merely as a security for the performance of an obligation; however, members' voting rights may be assigned to mortgagees as further security for a loan secured by the assignor's unit. Membership shall be appurtenant to and may not be separated from ownership of any units which are subject to assessments by the Association. Every member shall be given a certificate showing his membership in the homeowners' association.

ARTICLE XI

VOTING RIGHTS: The Association shall have two classes of voting membership:

a. **CLASS A.** Class A members shall be all owners of units with the exception of the Declarant and shall be entitled to one vote for each unit owned. When more than one person owns a 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 per unit. Prior to the start 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.

b. **CLASS B.** The Class B shall be the Declarant who shall be entitled to one vote for each unit owned; provided, however, that notwithstanding the foregoing provisions for voting, the

Declarant shall have at least eighty-nine (89) votes until all units are sold; provided, further, that Declarant's control shall cease seven (7) years after the first unit is conveyed to a purchaser, other than the Declarant, or thirty (30) days after the conveyance of seventy-five percent (75%) of the units, whichever time is earlier.

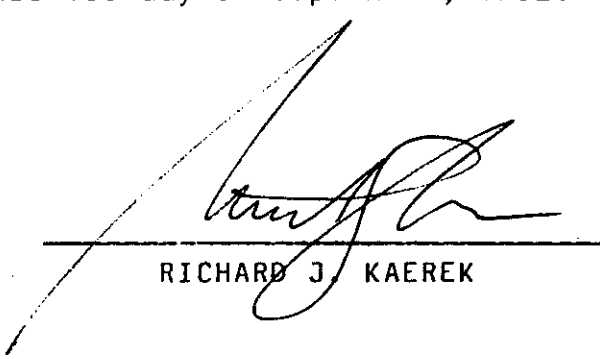
ARTICLE XII

AMENDMENT OR DISSOLUTION: These Articles may be amended or dissolved in the manner authorized by law at the time of amendment.

ARTICLE XIII

The name and address of the incorporator is Richard J. Kaerek, 2719 South 60th Street, Milwaukee, Wisconsin 53219.

EXECUTED IN DUPLICATE this 1st day of September, 1982.



RICHARD J. KAEREK

STATE OF WISCONSIN)

) SS.

MILWAUKEE COUNTY)

Personally came before me, this 1st day of September, 1982, the above named RICHARD J. KAEREK, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Richard W. Double
Notary Public, Milwaukee County
State of Wisconsin
My commission is permanent.

THIS DOCUMENT WAS DRAFTED BY:

Richard W. Double
Double & Double
700 North Water Street
Milwaukee, Wisconsin 53202