DFI/CORP/38
RECORD
2022

United States of America

State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

To All to Whom These Presents Shall Come, Greeting:

I, Michelle Knuese, 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.

MICHELLE KNUESE, Administrator
Division of Corporate and Consumer Services
Department of Financial Institutions

By: Marin Hein

DATE: 5/31/2022

Sec. 181.0202
Wis. Stats.

2003 OCT -1 AM 11:03

State of Wisconsin
Department of Financial Institutions
Division of Corporate and Consumer Services

ok
SW

ARTICLES OF INCORPORATION – NONSTOCK CORPORATION

(NOTE: **Do not use** *this form for organizing a for-profit business corporation. Use Form 2*)

Executed by the undersigned for the purpose of forming a Wisconsin nonstock corporation under Ch. 181 of the Wisconsin Statutes, repealed and recreated by 1997 Wisconsin Act 79:

Article 1. Name of the corporation: Oak Ridge Estates Condominium Homeowners Association, Inc.
(Must include "Inc." or similar word. See Instructions)

Article 2. The corporation is organized under Ch. 181 of the Wisconsin Statutes.

Article 3. Name of the initial registered agent: Tom Strenger

Article 4. Street address of the initial registered office: (*The complete address, including street and number, if assigned, and ZIP code. P O Box address may be included as part of the address, but is insufficient alone.*)
8313 190th
Bristol, WI 53104

Article 5. Mailing address of the initial principal office: 8313 190th, Bristol, Wi 53104

Article 6. (Select and mark (X) one of the statements below)

[X] The corporation will have members. **OR** [ ] The corporation will not have members.

(OPTIONAL) Article 7. Name and address of the initial directors (minimum of three):

OCT 01 2003 11:04 AM
214702 DCORP35 $35.00

O 021302

FILING FEE - $35.00 See instructions, suggestions, and procedures on following pages.

(OPTIONAL) Article 8. The purpose or purposes for which the corporation is organized:

Article 9. **Name** and **complete address** of each incorporator:

Bruce R. Briney	Nowlan & Mouat LLP 100 S. Main Street Janesville WI 53545

Bruce R Briney
Incorporator's signature

Incorporator's signature

This document was drafted by Bruce R. Briney
(Name the individual who drafted the document)

OPTIONAL – Second choice corporate name if first choice is not available: _____

INSTRUCTIONS (Ref. sec. 181.0202 Wis. Stats. for document content)

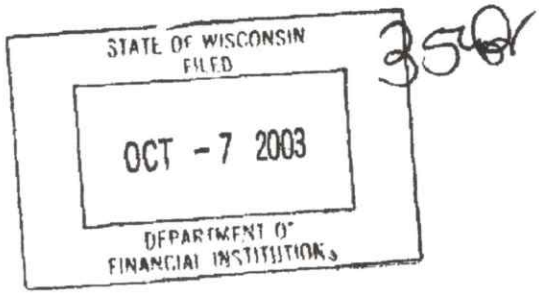
Submit one original and one exact copy to Department of Financial Institutions, P O Box 7846, Madison WI, 53707-7846, together with the appropriate **FILING FEE of $35**. Filing fee is **non-refundable.** (If sent by Express or Priority U.S. mail, address to 345 W. Washington Ave., 3rd Floor, Madison WI, 53703). Sign the document manually or otherwise as allowed under sec. 181.0120(2), Wis. Stats. **NOTICE**: This form may be used to accomplish a filing required or permitted by statute to be made with the department. Information requested may be used for secondary purposes. If you have any questions, please contact the Division of Corporate & Consumer Services at 608-261-7577. Hearing-impaired may call 608-266-8818 for TTY. This document can be made available in alternate formats upon request to qualifying individuals with disabilities.

Article 1. The name must contain "corporation", "incorporated", "company", or "limited" or the abbreviation "corp.", "inc.", "co." or "ltd." or comparable words or abbreviations in another language. If you wish to provide a second choice name that you would accept if your first choice is not available, enter it in the "Optional" area on page 2.

Article 2. This statement is required by sec. 181.0202(1)(a).

Articles 3 & 4. The corporation must have a registered agent located at a registered office in Wisconsin. The address of the registered office is to describe the physical location where the registered agent maintains their business office. Set forth the street number and name, city and ZIP code in Wisconsin.

ARTICLES OF INCORPORATION
Nonstock Corporation



3508

Bruce R. Briney
Nowlan & Mouat LLP
P.O. Box 8100
Janesville WI 53547-8100

♦ **Your name, return address** and **phone** number during the day: (608) 755-8100

INSTRUCTIONS (Continued)

Articles 3 & 4. (Cont'd) P O Box addresses may be included as part of the address, but are insufficient alone. The corporation may not name itself as its own registered agent.

Article 5. The articles of incorporation must set forth the address of the corporation's principal office. "Principal office" means the office, whether in or outside Wisconsin, in which are located its principal executive offices.

Article 6. Select and check the appropriate box in article 5 to indicate if the corporation will or will not have members. A "member" means a person who has membership rights in a corporation in accordance with its articles of incorporation or bylaws.

Articles 7 & 8. These articles (or others you may wish to add) are provided for optional information that you may elect to include, such as the name and address of the initial directors, a purposes clause, tax-exempt provisions, etc. Do not include by-laws, as the department does not accept by-laws for record. Extensive additional provisions may make use of this pre-printed form impractical. If you elect to draft your own articles of incorporation, do not also submit the pre-printed form. (**NOTE**: *Corporations expecting to apply to Internal Revenue Service for federal TAX-EXEMPT STATUS are advised to obtain and read IRS Publication 557 "Tax-Exempt Status for Your Organization" before preparing these articles of incorporation, as the articles must contain particular language and provisions to meet federal tax code requirements.*)

Article 9. Enter the name and complete address of each incorporator. There may be one or more incorporators. At least one incorporator is required to sign the document, although all incorporators may sign.

No certificate of incorporation will be issued. The "FILED" endorsement applied to this document by the Department of Financial Institutions is evidence that the articles of incorporation have been accepted. One or more "Received" endorsements may appear on the document, but do not indicate its acceptance for filing.

If the document is executed in Wisconsin, sec. 182.01(3) provides that it shall not be filed unless the name of the person (individual) who drafted it is printed, typewritten or stamped thereon in a legible manner. If the document is not executed in Wisconsin, enter that remark.

Reset Form

DO NOT STAPLE

Sec. 181.1005
Wis. Stats.

State of Wisconsin
Department of Financial Institutions
Division of Corporate and Consumer Services

ARTICLES OF AMENDMENT – NONSTOCK CORPORATION

A. The present corporate name (prior to any change effected by this amendment) is:

Oak Ridge Estates Condominium Homeowners Association, Inc.
(Enter Corporate Name)

Text of Amendment (*Refer to the existing articles of incorporation and the instructions on the reverse of this form. Determine those items to be changed and set forth the number identifying the paragraph being changed and how the amended paragraph is to read.*)

713DT

RESOLVED, THAT the articles of incorporation be amended as follows:

Changing corporation name to be:

Oak Ridge Estates Homeowners Association, Inc.

B. Amendment(s) adopted on August 28, 2014

(*Indicate the method of adoption by checking (X) the appropriate choice below.*)

☒ In accordance with sec. 181.1002, Wis. Stats. (By the Board of Directors)

OR

☐ In accordance with sec. 181.1003, Wis. Stats. (By Members)

OR

☐ In accordance with sec. 181.1004, Wis. Stats. (By Members voting by Class)

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2014 SEP 10
WISCONSIN DEPT. OF FINANCIAL INSTITUTIONS

C. Approval by 3rd Person (Contingency Statement)

☐ Written approval for amending the articles of incorporation was obtained from the person whose approval is required by a provision of the articles of incorporation authorized under sec. 181.1030.

D. Executed on 9/7/2014
(Date)

Sandra L. Selchan
(Signature)

Title: ☐ President ☐ Secretary
or other officer title Treasurer

Sandra Selchan
(Printed name)

This document was drafted by Sandra Selchan
(Name the individual who drafted the document)

FILING FEE – $25.00 See instructions, suggestions and procedures on following page

DFI/CCS/**104**(R02/14)

ARTICLES OF AMENDMENT (Ch. 181, Nonstock)

Oak Ridge Estates Homeowners Association, Inc.
P.O. Box 14
Bristol, WI 53104

▲ Your **return address** and **phone number** during the day: (262) 857 - 8011

INSTRUCTIONS (Ref. sec. 181.1005 Wis. Stats. for document content)

Submit one original document to Dept. of Financial Institutions, P O Box 7846, Madison WI, 53707- 7846, together with a **FILING FEE of $25.00,** payable to the department. Filing fee is **non-refundable.** (If sent by Express or Priority U.S. mail, address to 201 W. Washington Ave., Suite 300, Madison WI, 53703). The original must include an original manual signature, per sec. 181.0120(2), Wis. Stats. **NOTICE:** This form may be used to accomplish a filing required or permitted by statute to be made with the department. Information requested may be used for secondary purposes. If you have any questions, please contact the Division of Corporate & Consumer Services at 608-261-7577. Hearing-impaired may call 711 for TTY.

A. Enter the name of the corporation (before any change effected by this amendment) and the text of the amendment(s). The text should recite the resolution adopted (e.g., "Resolved, that Article 1 of the articles of incorporation be amended to read: . . . . . (set forth the amended article).

B. Enter the date of adoption of the amendment(s). If there is more than one amendment, identify the date of adoption of each. Mark (X) one of the three choices to indicate the method of adoption of the amendment(s).

   By Board of Directors – Refer to sec. 181.1002 for specific information on the character of amendments that may be adopted by the Board of Directors without the approval of members with voting rights.

   By Members – Adoption by members requires 2/3rd of votes cast or a majority of the voting power, whichever is less, except as conditioned by the articles of incorporation, bylaws, ss. 181.1002(1), 181.1030 or other provisions of Ch. 181, Wis. Stats.

   By Members thru Class Voting – Refer to sec. 181.1004 for specific information on class voting by members.

C. Approval by Other Person – Amendment of the articles of incorporation may require the approval of a person other than the board or members, if so specified in the articles of incorporation under sec. 181.1030.

D. Enter the date of execution and the name and title of the person signing the document. The document must be signed by one of the following: An **officer** of the corporation (or incorporator if directors have not been elected), or a court-appointed receiver, trustee or fiduciary. A director is **not** empowered to sign.

   If the document is executed in Wisconsin, sec. 182.01(3) provides that it shall not be filed unless the name of the person (individual) who drafted it is printed, typewritten or stamped thereon in a legible manner. If the document is not executed in Wisconsin, enter that remark.

Articles of Incorporation – Nonstock Corporation.
Table of Contents

Original Articles of Incorporation	October 1, 2003
Article of Amendment – Name Change	September 10, 2014
Article of Amendment – Name Change	June 14, 2022

Rules and Requirements

Oak Ridge Condominiums and its business corporation Oak Ridge Estates Condominium Association have not adopted supplemental Rules and Requirements pursuant to Section 6 of the Declarations as of 12/31/2022.

By-Laws of Oak Ridge Condominiums
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Declaration – Condominium
Recorded at Kenosha County, Kenosha WI
Register of Deeds
May 25, 2001
Document No.: 1220509

Additional Reference Filings:
Condominium Plat
Recorded at Kenosha County, Kenosha WI
May 25, 2001
Document No.: 1220512

By-Laws of Oak Ridge Condominium
Recorded at Kenosha County, Kenosha WI
May 25, 2001
Document No.: 1220517

DOCUMENT NUMBER
1220509

DECLARATION - CONDOMINIUM
RECORDED
At Kenosha County, Kenosha, WI
Louise I. Principe, Register of Deeds
on 5/25/2001 at 10:47AM
10022629 $44.00
SUEB REGDEED3

Recording Area
Name and Return Address
NEUMANN ENTERPRISES, INC
W330N6233 HASSLINGER
NASHOTAH, WI 53058

35-4-121-084-0300
36-4-121-084-0305
Parcel Identification Number (PIN)

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