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ARTICLES OF INCORPORATION

LEXINGTON VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC. MAYVILLE, WISCONSIN

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STATE OF FILED

NOV 15 1985

DOUGLAS LA FOLLETTE
SECRETARY OF STATE

THIS DOCUMENT SHOULD BE RECORDED IN THE FOLLOWING COUNTIES: DODGE AND WASHINGTON

ARTICLES OF INCORPORATION OF LEXINGTON VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

The undersigned natural person more than eighteen (18) years of age, for the purpose of organizing a corporation under the provisions and subject to the requirements of Chapter 181, Wisconsin Statutes, known as the "Wisconsin Non-Stock Corporation Law", does sign and acknowledge Articles of Incorporation, as follows:

ARTICLE 1. NAME. The name of the corporation is Lexington Village Condominium Owners' Association, Inc.

ARTICLE 2. EXISTENCE. The period of existence shall be perpetual.

ARTICLE 3. PURPOSES. The corporation is organized to run, operate, administer, control and manage the affairs of the condominium unit owners including but not limited to adopting budgets for revenues, expenditures and reserves and to levy and collect assessments for common expenses from the unit owners; employ and dismiss employees and agents; sue on behalf of the unit owners; enter into contracts and incur liabilities; cause improvements to be made as a part of the common elements; grant easements through or over the common elements; grant or withhold approval of any action by a unit owner to change the exterior appearance of any condominium building; obtain and pay for the services of any person or entity to manage its affairs; obtain and pay for legal, accounting and such other services necessary or desirable in connection with the operation and administration of the condominium; acquire and hold for the use and benefit of all the unit owners tangible and intangible personal property and real property and dispose of the same; establish reasonable rules and regulations governing the use of the unite and the common elements; contact for garbage and trash collection, snow and ice removal lawn and landscaping care, common area maintenance and other common services; and, exercise all other powers set forth in Declaration of Condominium, Condominium Ownership Act of the State of Wisconsin, and By-Laws for the purposes managing, operating and running the Condominium.

ARTICLE 4. MEMBERS. The corporation shall have members.

ARTICLE 5. MEMBERSHIP CLASSIFICATION. The corporation shall have one class of members. Each owner of a unit in Lexington Village, A Condominium shall be a member of the corporation. Only owners of units in Lexington Village, A Condominium shall be members of the corporation.

ARTICLE 6. DIRECTORS. The directors of the corporation shall be elected by majority vote of the members of the corporation at the annual meeting unless a different method of election is set forth in the Bylaws.

ARTICLE 7. REGISTERED AGENT. The name of the initial registered agent of the corporation is Donald G. Kuechler.

ARTICLE 8. ADDRESS. The initial registered address of the corporation is 5966 North Lake Drive, West Bend, Wisconsin 53095.

RECORDED
FILED

L0279021

Form 14
Secretary of State
WISCONSIN
(11/92)

VOL 863 PAGE 846

817948

United States of America

State of Wisconsin

OFFICE OF THE SECRETARY OF STATE

Office of Register of Deeds
Dodge County, WI
RECEIVED FOR RECORD

NOV 21 1995
at 8:38 o'clock a
Doris Westra
DORIS WESTRA • Registrar

TO: REGISTER OF DEEDS

Attached please find a duplicate of a document filed in my office on the date endorsed therein. It is furnished in compliance with sec. 181.67(2)(b), 185.82(2)(b) or other section of the Wisconsin Statutes specifying the recording of the document in your office.

SEAL OF THE SECRETARY OF STATE * STATE OF WISCONSIN *

Douglas La Follette

DOUGLAS LA FOLLETTE
Secretary of State

STATE OF WISCONSIN
FILED
NOV 15 1995
DOUGLAS LA FOLLETTE
SECRETARY OF STATE

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ARTICLE 6. DIRECTORS. The directors of the corporation shall be elected by majority vote of the members of the corporation at the annual meeting unless a different method of election is set forth in the Bylaws.

ARTICLE 7. REGISTERED AGENT. The name of the initial registered agent of the corporation is Donald G. Kuechler.

ARTICLE 8. ADDRESS. The initial registered address of the corporation is 5966 North Lake Drive, West Bend, Wisconsin 53095.

ARTICLE 9. LOCATION OF PRINCIPAL OFFICE. The mailing address and county of the principal office of the corporation is 5966 North Lake Drive, West Bend, Washington County, Wisconsin 53095.

ARTICLE 10. NUMBER OF DIRECTORS. The initial number of directors shall be 3. The manner of election of the directors will be fixed by the by-laws of the corporation. The number of directors may be amended by an amendment to these Articles or as further provided for in the by-laws provided the number of directors shall not be less than the minimum required number of directors as set forth in Chapter 181, Wisconsin Statutes.

ARTICLE 11. NAMES AND ADDRESSES OF INITIAL DIRECTORS. The names and addresses of the initial board of directors of the corporation are:

Valerie L. & Donald G. Kuechler	5966 North Lake Drive West Bend, Wisconsin 53095
Kerry J. Kell	4716 Ney A Ti Court West Bend, WI 53095

ARTICLE 12. RECORDS. The corporation shall keep records that show and reflect each member's rights and interests in any funds which the corporation retains.

ARTICLE 13. LIQUIDATION. Upon the liquidation and\or dissolution of the corporation, the remaining property and assets shall be distributed to all who are members of the corporation at the time of the liquidation and/or dissolution, based upon their membership interest.

ARTICLE 14. AMENDMENT. These Articles may be amended in the manner authorized by law at the time of amendment.

ARTICLE 15. INCORPORATOR. The name and address of the incorporator is Joan R. Beck and her address is 101 S. 6th Avenue, West Bend, WI 53095.

EXECUTED in duplicate this 10 day of November 1995.

Joan R. Beck

STATE OF WISCONSIN)
ss.
WASHINGTON COUNTY)

Personally came before me this 10 day of November 1995, the above named Joan R. Beck to me known to be the person who executed the foregoing instrument and acknowledged the same.

Karen A. Luecke
Karen A. Luecke
Notary Public, Wash. Cty. WI
My commission expires 2-18-96

THIS DOCUMENT WAS DRAFTED BY } Joan R. Beck

UNITED STATES OF AMERICA

The State of Wisconsin

DATE: November 15, 1995

OFFICE OF THE SECRETARY OF STATE

CERTIFICATE OF INCORPORATION
of

LEXINGTON VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

The STATE OF WISCONSIN hereby grants to said organization the powers and privileges conferred upon it by Chapter 181 of the Wisconsin Statutes, for the pursuit of any purpose lawful under said Chapter, except as may be further limited in its articles of incorporation.

SECRETARY OF STATE * STATE OF WISCONSIN *

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date above written.

Douglas La Follette

DOUGLAS La FOLLETTE
Secretary of State

ANNUAL REPORT Corporations filing articles of incorporation under Chapters 180, 181 or 185 of the Wisconsin Statutes are required to file an annual report with the Secretary of State.

Forms to Use Ch. 181 corporations use Form 17 and business corporations (Ch. 180) and cooperative associations (Ch. 185) use Form 16. Blank report forms are mailed to the corporation c/o its registered agent and office of record with the Secretary of State, and are distributed during the calendar quarter in which the report is due.

When to File The DUE DATE is fixed by the date the articles of incorporation were originally filed. An original filing date of May 26 falls within the second calendar quarter, and the DUE DATE for the report of that corporation, for example, will be June 30, the last day of that calendar quarter. The first report of a corporation is due in the year following that in which it files its articles of incorporation.

Where to File By mail, to WISCONSIN CORPORATION ANNUAL REPORT, at the address indicated on the report form, or at the Office of the SECRETARY OF STATE, 30 W. Mifflin, Madison.

REGISTERED OFFICE AND REGISTERED AGENT Corporations are required to maintain a registered office and agent in Wisconsin. The initial registered office and agent were established in the articles of incorportion, and a specific procedure must be followed in order to change that designation. Form 13 (for Ch. 180), Form 113 (for Ch. 181) and Form 204-13 (for Ch. 185) may be used to file a change of registered office and/or agent. Forms available upon request from SECRETARY OF STATE, P.O. Box 7846, Madison, WI, 53707.

The above requirements are statutory, and further it is important that the office and agent designations be kept current, as annual report forms, notices and other official communications are directed to the corporation or cooperative through the registered/principal office and agent of record.

ORTING REQUIREMENT FOR CHARITABLE ORGANIZATIONS THAT SOLICIT CONTRIBUTIONS. Notice is hereby given, pursuant to s. 181.32(2), Wis. Stats., that a NONSTOCK, NONPROFIT corporation engaged as a charitable organization and soliciting contributions is subject to reporting requirements with the Wisconsin Dept. of Regulation & Licensing, pursuant to Ch. 440 of the Wisconsin Statutes. Please call or write the following for further information and filing requirements: WISCONSIN DEPT. OF REGULATION & LICENSING, Attn: Charitable Organizations, P. O. Box 8935, Madison, WI 53708. Phone (608) 266-0829.

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BY-LAWS

LEXINGTON VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

ARTICLE I
GENERAL PROVISIONS

Section 1.01. - Incorporated Association. The affairs of this condominium shall be governed by an incorporated association of its unit owners known as "Lexington Village Condominium Owners' Association, Inc.", incorporated on November 15, 1995.

Section 1.02 - Mailing Address. The Association's mailing address shall be the home address of its Secretary.

Section 1.04 - Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

Section 1.05 - Conflicts. In case of any conflict between the Condominium Ownership Act (the Act) or the Declaration and these By-Laws, the Act or the Declaration, as the case may be, shall control.

Section 1.06 - Corporate Law. The provisions of Wisconsin corporate law shall govern the organization and administration of the Association unless a clear contrary intent is evident from the Declaration or these By-Laws.

ARTICLE II
ASSOCIATION MEMBERSHIP

Section 2.01 - Roster of Unit Owners. The Association shall maintain a current roster of the names and addresses of every unit owner to whom notice of meetings of the Association shall be sent. The roster shall also include the name and address of each person designated pursuant to Section 2.02 hereof.

Section 2.02 - Representation of Multiple Owners and of Entities. When a unit has multiple owners, or such unit is owned by a partnership, trust, estate or other entity, then such owner(s) shall have the right to file a written designation with the Secretary specifying the person who shall represent the unit as the voting member in all meetings. Such written designation shall remain in effect and be binding upon such unit owner(s) until a written revocation by the unit owner(s) is filed with the Secretary. If such written designation or a properly signed proxy has not been filed before any meeting,

then the presiding officer at such meeting shall have the right to designate any person present representing the unit owner(s) as the voting member to cast the vote for such unit at such meeting and such designation shall be conclusive for that meeting.

Section 2.03 - Certificate of Membership. The Board of Directors may issue membership certificates to the persons or entities owning units, but such certificates shall not be transferable in any manner whatsoever and the existence or production of any such certificate for any unit shall not supersede or affect the validity of the membership roster of the Association.

Section 2.04 - Limitation of Ownership. No owner may own more than two (2) units and must live in one of them.

ARTICLE III
ASSOCIATION MEETINGS

Section 3.02 - Annual Meetings. The first annual meeting shall be held in the month of November of the year in which the meeting convened in accordance with Section 3.01(3) of these By-Laws is held. Each subsequent annual meeting shall, as determined by the first annual meeting, be held on the same day of the same month of each year thereafter.

Section 3.03 - Special Meetings. Special meetings of the Association may be called at any time by the President or by the Board of Directors, or upon written request of the unit owners who are entitled to vote one-fourth (1/4) of all of the votes.

Section 3.04 - Place of Meetings. All meetings shall be held at the condominium or at such other place in Dodge County, Wisconsin, as the Board of Directors may designate.

Section 3.05 - Notice of Meetings. No regular, annual or special meeting of the Association may be held except on at least ten (10) days' written notice delivered or mailed to every unit owner at the address shown on the roster or unless waivers are duly executed by all unit

owners. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 3.06 - Quorum. The presence at an Association meeting of owners and proxies entitled to cast a majority of the Association votes shall constitute a quorum for any action except as otherwise provided in the Act, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or be represented.

Section 3.07 - Suspension of Voting Rights. No unit owner may vote at a meeting of the Association until such owner shall furnish the Association with his or her name and current mailing address for the roster of unit owners. Further, a unit owner may not vote at a meeting of the Association if the Association has recorded a Statement of Condominium Lien on the owner's unit and the amount necessary to release the lien has not been paid at the time of the meeting.

Section 3.08 - Proxies. At all Association meetings owners may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary not later than the day before the scheduled meeting. Every proxy shall be revocable and shall automatically cease upon conveyance of a unit or upon the termination of an owner's interest therein. In any event, a proxy is effective only for a maximum period of 180 days following its issuance unless it is granted to a mortgagee or lessee.

Section 3.09 - Controlling Vote. Unless otherwise provided in the Act, the Declaration, or these By-Laws, decisions of the Association shall be made on a majority of votes of the unit owners present and voting.

ARTICLE IV
BOARD OF DIRECTORS

Section 4.01 - Number The affairs of this Association shall be managed by a Board of three (3) Directors.

Section 4.02 - Term of Office. The Directors shall take office upon election and shall serve terms on the following basis: one (1) Director shall serve for a term of one (1) year, one (1) Director shall serve for a term of two (2) years and one (1) Director shall serve for a term of three (3) years. Thereafter, Directors shall be elected for three (3) year terms.

Section 4.03 - Removal. Any Director may be removed from the Board with or without cause, by a vote of two-thirds (2/3) of the Directors or by a majority vote at an Association meeting. In the event of the death, resignation or removal of a Director, a successor shall be selected by the remaining members of the Board and shall serve for the unexpired term.

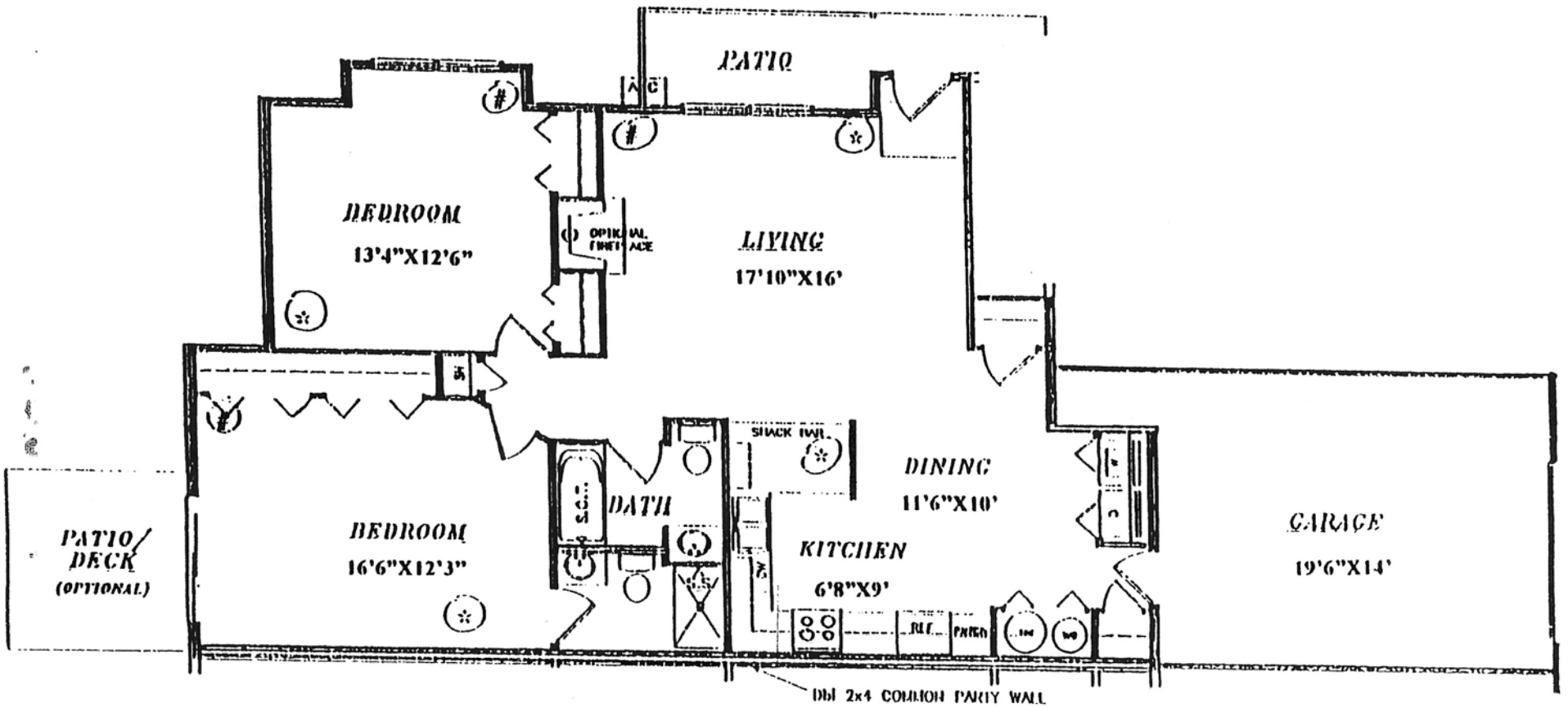
LEXINGTON VILLAGE

A RESIDENTIAL CONDOMINIUM COMMUNITY

\# CABLE TV OUTLET

* TELEPHONE OUTLET

FLOOR PLAN I
1260 SQ. FT. - LOWER
1 ½ CAR GARAGE

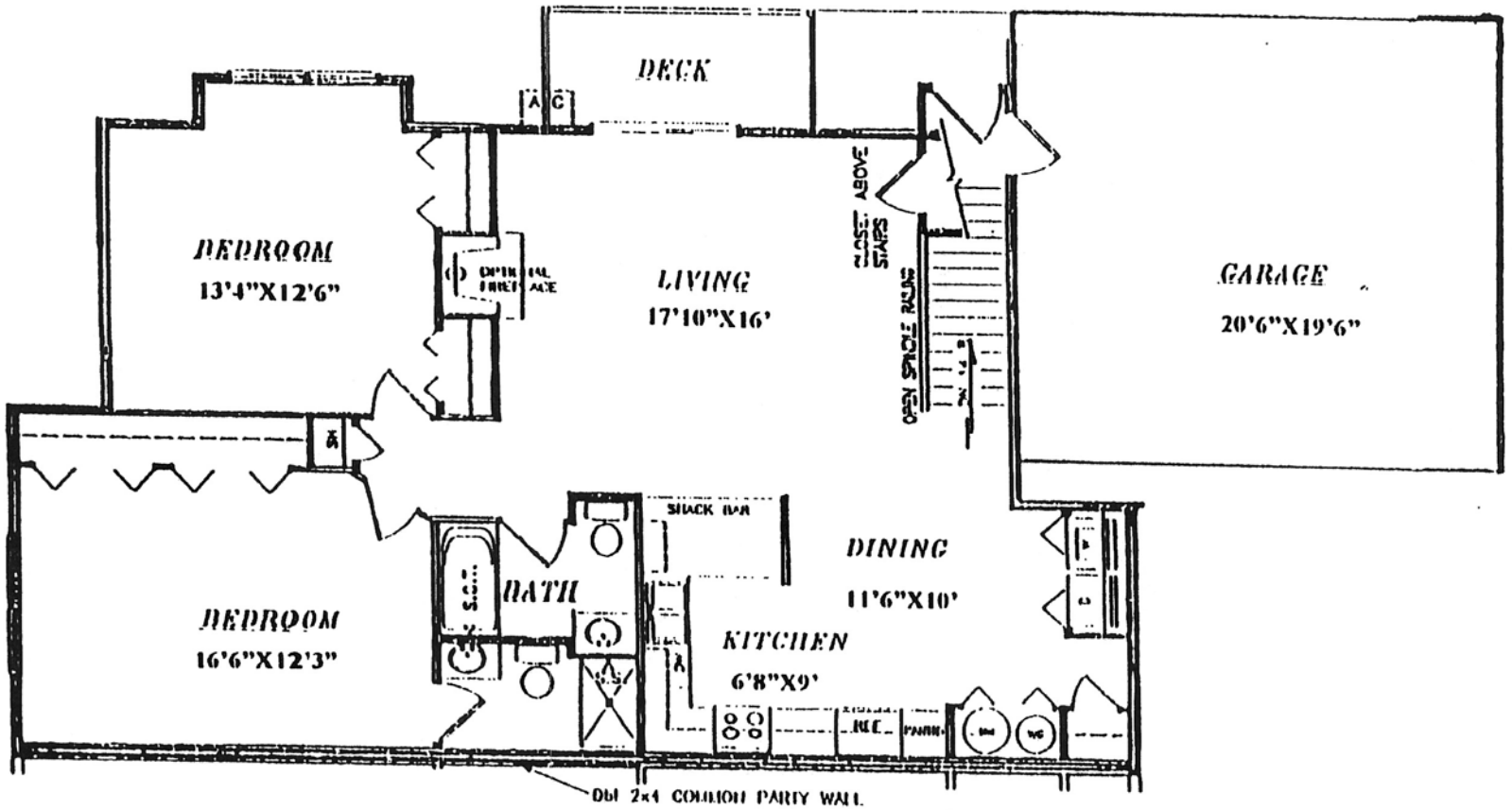


* ALL SIZES APPROXIMATE AND MAY VARY AT BUILDERS DISCRETION

LEXINGTON VILLAGE

FLOOR PLAN IV
1260 SQ. FT. - UPPER
2 CAR GARAGE

A RESIDENTIAL CONDOMINIUM COMMUNITY

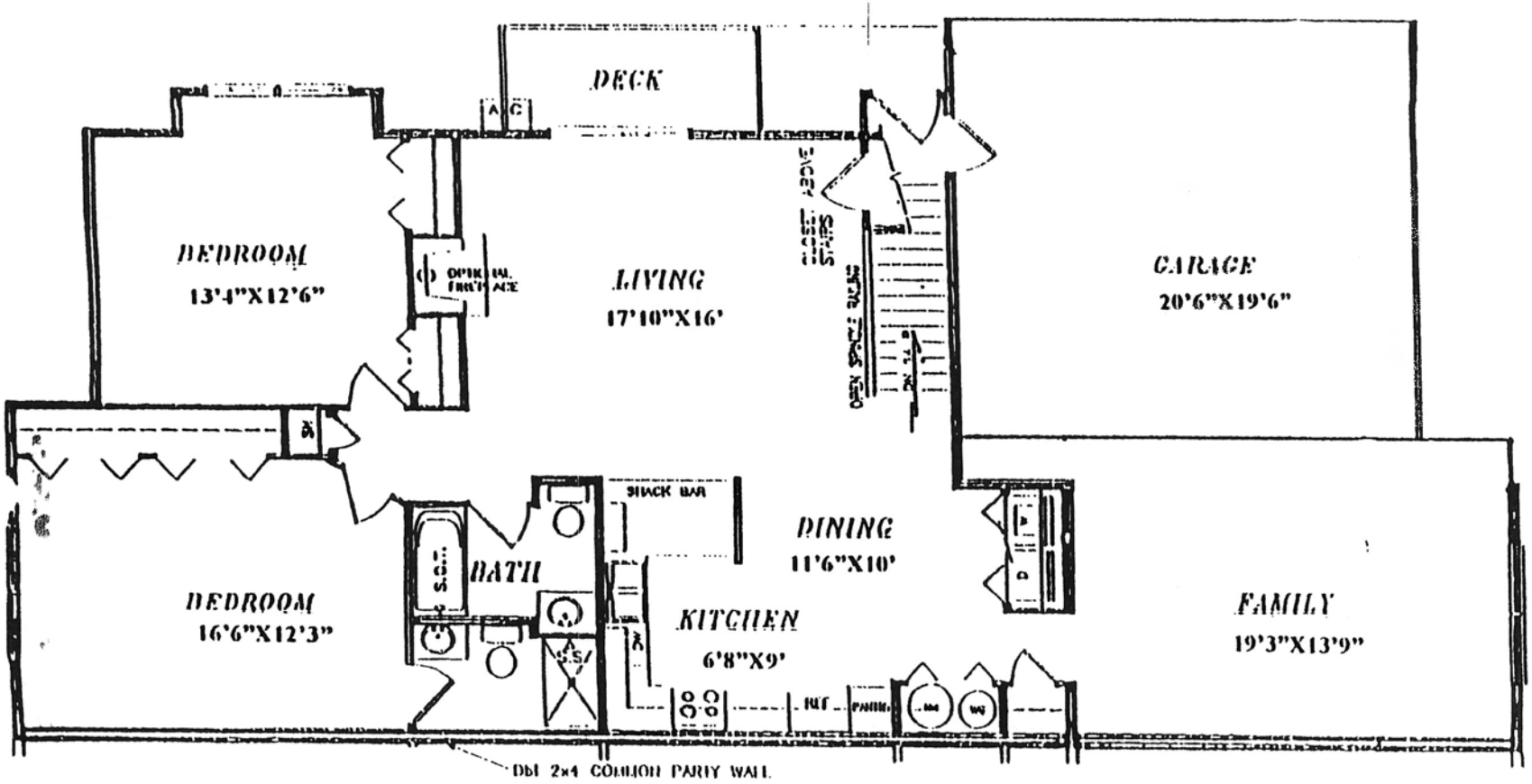


ALL SIZES ARE APPROXIMATE AND MAY VARY AT BUILDERS DISCRETION

LEXINGTON VILLAGE

FLOOR PLAN V
1575 SQ. FT. - UPPER
2 CAR GARAGE

A RESIDENTIAL CONDOMINIUM COMMUNITY



* ALL SIZES ARE APPROXIMATE AND MAY VARY AT BUILDERS DISCRETION

tion and the Board of Directors and to provide for the proper operation of the Association.

Section 8.03 - Architectural and Landscape Control. The Board of Directors shall appoint an Architectural and Landscape Control Committee of at least three (3) unit owners who shall discharge the responsibilities assigned to that committee by the Declaration. Such committee members shall serve for such terms as the Board may determine. In the alternative, the Board of Directors may serve as the Architectural and Landscape Control Committee.

ARTICLE IX
COMMON EXPENSES

Section 9.01 - Illustrative List. The common expenses set forth in Section 9.02 are intended only to guide unit owners, directors and officers in understanding the nature and purpose of common expenses. The common expenses actually incurred by the Association may include items not listed in Section 9.02 or conversely, may not include items which are listed. The Board of Directors shall have full authority to determine and authorize appropriate common expenses.

Section 9.02 - Typical Expenses. Common expenses may include, but are not limited to, the cost of:

(1) maintaining the grounds which are part of the common elements, including cutting of grass, care of shrubs and trees.

(2) snow removal from all of the sidewalks and parking areas and private drives of the condominium.

(3) providing garbage, rubbish and trash collection.

(4) providing water, sewer, electrical, gas and other utility services for the project, except to the extent that any part of the same are separately metered or billed to individuals.

(5) property and liability insurance on the condominium and the cost of such other insurance as the Association may obtain, to the extent that the same is not required to be separately billed to individuals.

(6) the services of the management and maintenance personnel or independent contractors as the Association shall consider necessary for the operation of the condominium.

(7) providing such legal and accounting services as may be considered necessary to the operation of the condominium.

(8) acquiring, painting, maintaining, replacing, repairing, operating and landscaping the common elements and such furnishings and equipment for the common elements as the Board of Directors shall determine are necessary and proper.

(9) any and all other materials, supplies, labor, services, maintenance, repairs, taxes, assessments or the like which the Association is required to secure or pay for by law, or otherwise, or which in the discretion of the Board of Directors shall be necessary or proper for the operation and use of the common elements.

(10) any amount necessary to discharge any lien or encumbrance levied against the condominium, or any portion thereof, which may, in the opinion of the Board of Directors, constitute a lien against any of the common elements rather than the interest of the owner of any individual unit.

ARTICLE X
AMENDMENTS

Section 10.01 - Presentment. Amendments to these By-Laws may be initiated and presented by the Board of Directors or any unit owner. Amendments must be submitted in writing to all unit owners at least ten (10) days prior to the annual or special Association meeting at which they will be considered.

Section 10.02 - Vote Required. These By-Laws may be amended by the affirmative vote of unit owners having sixty-seven percent (67%) or more of the votes.

MANAGEMENT OR EMPLOYMENT CONTRACTS

No management or employment contracts or contracts for maintenance have been entered into.

LEXINGTON VILLAGE CONDOMINIUM
HOME OWNERS' ASSOCIATION, INC.
West Bend, Wisconsin

PROPOSED ANNUAL BUDGET

Monthly Assessment per Unit - $39.00 per month x 12 months
= $468.00 per year x 20 units = **$9,360.00**

Expenses:

Lawn Care	$2,500.00
Insurance ($8.50/unit/month)	$2,040.00
Snow Removal	$ 700.00
Exterior Maintenance	$ 400.00
Administrative	$ 300.00
Water Service	$ 250.00
Accounting and Legal	$ 150.00
Treasurer's Bond	$ 100.00
Reserve Account (future maintenance)	$2,920.00
Total	**$9,360.00**

RULES AND REGULATIONS

2. PARKING. It is the intent of the Association that unit occupants' motor vehicles should be parked within the garages. Accordingly, motor vehicles shall not be parked outside of garages except that if an occupant having a 1 ½ stall garage has two motor vehicles, one vehicle may be parked outside of the garage within 18 feet of the garage door. Owners having a 2-car garage are allowed to have two (2) guest cars parked within 18 feet of their garage doors. However, owners' vehicles must be parked inside; except that temporary parking (not to exceed two hours) is permitted outside of a 2 stall garage for vehicle cleaning and unloading. In any event, mopeds and motorcycles must be parked in a garage at all times.

2a. The 4 extra parking stalls at the east end of our parking area are designated extra parking stalls and may be used by either visitors or owners on a first come, first served basis. When these 4 stalls are in use, visitors and owners shall park on the street.

Rules and Regulations amended April 2007.

RULES AND REGULATIONS

1. PETS. The only animals permitted anywhere in the condominiums are small birds in cages and fish.

2. PARKING. It is the intent of the Association that unit occupants' motor vehicles should be parked within the garages. Accordingly, motor vehicles shall not be parked outside of garages except that if an occupant having a 1 1/2-stall garage has two motor vehicles, one vehicle may be parked outside of the garage within 18 feet of the garage door. Owners having a 2-car garage are allowed to have two (2) GUEST cars parked within 18' of their garage doors. However, owners vehicles must be parked inside; except that temporary parking (not to exceed two hours) is permitted outside of a 2-stall garage for vehicle cleaning and unloading. In any event, mopeds and motorcycles must be parked in a garage at all times.

3. GARBAGE AND REFUSE. All garbage and refuse must be bagged and placed in the dumpster provided by the association for pick-up. Unit owners and occupants are responsible to remove from the property any material which is not picked up.

4. LAUNDRY. Owners and occupants are not permitted to place laundry poles or lines of any type, whether temporary or permanent, outside of the exterior walls of the building. In addition, porches and decks shall not be used for drying laundry.

5. OUTDOOR ACTIVITIES. The use of outdoor common areas for grilling, picnic and recreation purposes is permitted, provided that all grills, picnic equipment, lawn furniture and recreation equipment are stored within the unit occupant's garage when not being actively used. In any event, such equipment shall not be left out of doors overnight unless specific areas for such purpose have been set aside by the association. No grilling is permitted on balconies, lower porches, or inside garages.

6. FLAMMABLES. Storage of flammables (gas, propane, etc.) in separate containers (other than vehicla gas tanks) is not recommended inside a unit or its garage.

7. "FOR SALE" SIGNS. No signs shall be placed in any window at any time, except for For Sale signs. They shall be limited to one window sign no larger that 24" x 30".

8. MOPEDS. The owners or occupants of a unit shall not keep more than two mopeds on the condominium property and shall keep them in the garage when not in use.

9. OWNER RESPONSIBILITY. Unit owners are responsible for making certain that all unit occupants, guests and employees are aware of these rules and regulations and that they comply with them. All rules and regulations must be included in sale and rental documents.

10. PEACE AND ORDER. All unit occupants and their guests shall conduct themselves, particularly when in common areas, in a manner which is respectful of the peaceful and quiet enjoyment of the condominium by other occupants. All occupants and their guests shall also comply with all applicable laws and ordinances.

11. ENFORCEMENT. When Association has reason to believe there is noncompliance with rules and regulations within a unit, Association is permitted to enter that unit at reasonable hours of the day when that unit occupant is present to verify compliance. Any violations of these rules and regulations could result in and assessment at the discretion of the Board of Directors.