ARTICLES OF INCORPORATION

OF

BELLEVIEW TERRACE CONDOMINIUM ASSOCIATION, INC.

TABLE OF CONTENTS

Article 1	Name of Corporation	2
Article 2	Existence Perpetual	2
Article 3	Purpose	2
Article 4	Location of Principal Office	3
Article 5	Registered Agent	3
Article 6	Address of Registered Agent	3
Article 7	Number of Directors	3
Article 8	Initial Board of Directors	3
Article 9	Names and Addresses of Initial Board Members	3
Article 10	Membership	4
Article 11	Voting Rights	4
Article 12	Dissolution	4
Article 13	Amendment	4
Article 14	Name and Address of Incorporator	4

Form 103-Sec. State
Certificate of Incorporation

United States of America

State of Wisconsin

Office of Secretary 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 April 28, 1980 *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: Belleview Terrace Condominium Association, Inc.

Principal Office: 2222 E. Belleview
Milwaukee, WI 53211

Purposes for which organized: To provide for maintenance, preservation and architectural control of the Common Areas within that certain tract of property described as: Lot Seven (7) and the South Thirty-six and no Hundredths (36.00) . . .

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 Milwaukee *County, Wisconsin, on* May 9, 1980

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 and affixed my official seal, at Madison, on

27 May 1980

VEL PHILLIPS
SECRETARY OF STATE

SEE REVERSE FOR MORE INFORMATION

ARTICLES OF INCORPORATION

OF

BELLEVIEW TERRACE CONDOMINIUM 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 1

The name of the Association is Belleview Terrace Condominium Association, Inc.

ARTICLE 2.

The Period of existence shall be perpetual.

ARTICLE 3.

The purposes shall be as follows:

(a) To provide for maintenance, preservation and architectural control of the Common Areas within that certain tract of property described as:

> Lot Seven (7) and the South Thirty-six and no Hundredths (36.00) feet of Lot Six (6), in Block Seventeen (17), in Allard Heights, being a Subdivision of a part of the North One-half (1/2) of the West One-half (1/2) of the North East One-quarter (1/4) of the South West One-quarter (1/4) of Section Fifteen (15), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

And to promote the health, safety and welfare of the residents within said property;

(b) To fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration of Condominium Ownership; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To acquire (by gift, purchase or otherwise), 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;

(d) To exercise all of the powers and privileges and to perform all of the duties and obligations of this Association as set forth in said Declaration of Condominium Ownership which is to be recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin;

(e) To borrow money, and with the assent of seventy five percent (75%) of voting members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) 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 members. No such dedication or transfer shall be effective unless an instrument has been signed by seventy five percent (75%) of voting members, agreeing to such dedication, sale or transfer;

(g) To participate in mergers and consolidations with other unincorporated associations or nonprofit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent of seventy five percent (75%) of voting members;

(h) To have and to exercise any and all powers, rights and privileges a Wisconsin Corporation organized under Chapter 181, Wisconsin Statutes, may now or hereafter have or exercise.

ARTICLE 4

Location of the principal office is 2222 East Belleview, Milwaukee, Wisconsin 53211.

ARTICLE 5

Name of the initial registered agent is Eli C. Frank.

ARTICLE 6

Address of the initial registered agent is Suite 1200, 111 East Wisconsin Avenue, Milwaukee, Wisconsin 53202.

ARTICLE 7

The number of Directors may be fixed by by-laws but shall not be less than three.

ARTICLE 8

The number of Directors constituting the initial board shall be three, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws.

ARTICLE 9

Names and addresses of the initial Directors:

John Gilligan
330 East Schiller
Milwaukee, Wisconsin 53208

Martin Gregorcich
3580 North Lake Drive
Milwaukee, Wisconsin 53211

Eli C. Frank
9360 North Broadmoor Road
Bayside, Wisconsin 53217

ARTICLE 10

MEMBERSHIP

The Developer, and every person or entity who is a record Owner of a fee or undivided fee interest in any Unit which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation; however, a member's voting rights may be assigned to a mortgagee as further security for a loan secured by a lien on a Unit. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment by the Association.

ARTICLE 11

VOTING RIGHTS

All Owners shall be entitled to one vote for each Unit owned. When more than one person holds an interest in any 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. Prior to the time 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.

ARTICLE 12

DISSOLUTION

The Association may be dissolved with the assent of seventy five percent (75%) of the votes as provided in "Voting Rights" above. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE 13

These articles may be amended in the manner authorized by law at the time of amendment.

ARTICLE 14

The name and address of the incorporator is Eli C. Frank, Suite 1200, 111 East Wisconsin Avenue, Milwaukee, Wisconsin 53202.

ARTICLES

Executed in duplicate the 25th. day of April, 1980.

Eli C. Frank

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

STATE OF WISCONSIN
FILED

APR 28 1980

VEL PHILLIPS
SECRETARY OF STATE

Personally came before me this 25th. day of April, 1980, the above named Eli C. Frank, to me known to be the person who executed the foregoing instrument and acknowledged the same.

OFFICIAL SEAL
HERBERT M. HILLER
NOTARY PUBLIC
STATE OF WISCONSIN
My Commission is Permanent

Herbert M. Hiller
Notary Public, State of Wisconsin
My commission is permanent.

This document was drafted by Eli C. Frank of the Law Firm of Frank, Hiller & Shapiro, Ltd.

REEL 1294 IMAG 1453

THIS MUST BE RECORDED PROMPTLY WITH THE COUNTY REGISTER OF DEEDS

United States of America

5398355

State of Wisconsin

Office of Secretary of State

REGISTER'S OFFICE
Milwaukee County, WI } SS
RECORDED AT 10:00 AM
MAY - 9 1980
1448 RS
1453
REGISTER OF DEEDS

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that the attached is a duplicate of a document accepted and filed in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date of filing of said document.

Vel Phillips

VEL PHILLIPS
Secretary of State

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