## ARTICLES OF INCORPORATION

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# ARTICLES OF INCORPORATION

# OF

# PARK PLAZA CONDOMINIUM ASSOCIATION, INC.

The undersigned, being a natural person over the age of eighteen (18) years and acting as incorporator for the purpose of forming a non-stock non-profit corporation under the provisions of The Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes (hereinafter called the "Law"), does hereby adopted the following as the Articles of Incorporation of such corporation.

## ARTICLE I

## NAME

The name of this corporation shall be Park Plaza Condominium Association, Inc.

## ARTICLE II

## PERIOD OF EXISTENCE

The period of existence of this corporation shall be perpetual.

## ARTICLE III

## PURPOSES

The 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 as provided in Chapter 703 of the Wisconsin Statutes, commonly known as the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (such Chapter 703, as may be amended, renumbered or renamed from time to time, hereinafter called the "Act"), and subject to the terms and conditions of the Declaration of Condominium (hereinafter called the "Declaration") of Park Plaza Condominium (hereinafter called the "Condominium") as recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin;

(b) To provide for the administration, maintenance, preservation and control of the Condominium in accordance with and in furtherance of the Declaration created under and pursuant to the Act; and

(c) To engage in any lawful activity within the purposes for which a non-stock, non-profit corporation may be organized under the Law, subject to the Act and the Declaration.

ARTICLE IV

MEMBERS AND VOTING

The record owner of the fee title to any Unit and an undivided interest in the Common elements, as defined in the Declaration, shall automatically, upon becoming such owner, be a member of this corporation, and shall remain a member thereof until such time as his ownership ceases for any reason, at which time his membership in this corporation shall automatically cease. The respective rights and qualifications of each of the members of this corporation are set forth in the By-Laws of this corporation.

ARTICLE V

PRINCIPAL OFFICE AND REGISTERED AGENT

The location of the principal office of this corporation shall be 9001 Park Plaza Court, Brown Deer, Wisconsin 53223, and the initial registered agent shall be Jack E. Meyers, at the above address.

ARTICLE VI

DIRECTORS

The number of directors of this corporation shall be fixed in the By-Laws but in no event shall be less than five (5). The manner in which the directors shall be elected, appointed or removed shall be provided in the Declaration and By-Laws of the corporation.

The number of directors constituting the initial Board of Directors shall be five (5), and the names and addresses of the initial directors are:

Jack E. Meyers
9001 Park Plaza Court
Brown Deer, WI 53223

Willard E. Pollak
222 East Erie Street
Milwaukee, WI 53202

Alfred M. Hurwitz
5215 North Ironwood Road
Milwaukee, WI 53217

Nancy A. Simos
222 East Erie Street
Milwaukee, WI 53202

Al Roth
222 East Erie Street
Milwaukee, WI 53202

ARTICLE VII

INCORPORATOR

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

Jack E. Meyers
6914 West Brown Deer Road
Milwaukee, WI 53223

ARTICLE VII

AMENDMENTS

Amendment of these Articles of Incorporation shall require the assent of seventy-five (75%) percent of the entire membership of this corporation and the assent of the Village of Brown Deer, provided, however that the assent of the Village of Brown Deer shall not be required so long as the Department of Housing and Urban Development/Federal Housing Administration is insurer of any mortgage or morgages or is mortgagee, in whole or in part, of property covered by the Declaration.

ARTICLE IX

STOCK, DIVIDENDS AND DISSOLUTION

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

This corporation may be dissolved with the assent given in writing and signed by not less than seventy-five (75%) percent of the members. Upon dissolution of this corporation, other than incident to a merger or consolidation, all of its assets, after payment of its liabilities, shall be distributed to one or more non-profit corporations, societies, trusts or other organizations and/or dedicated to an appropriate public agency or agencies, provided, however, that any such non-profit agency has purposes deemed by a majority of the directors of this corporation to be similar to those of this corporation and that if none of the foregoing entities are deemed to exist, then all of the assets of this corporation, after payment of its liabilities, shall be distributed to a non-profit corporation, society, association, trust or other organization, or any one or more of the foregoing, devoted to the promotion of aesthetic, cultural or educational purposes.

Executed in duplicate on this 24th day of November, 1980.

Jack E. Meyers

STATE OF WISCONSIN )
) SS
COUNTY OF MILWAUKEE )

Personally came before me, this 24th day of November, 19 80 the above named Jack E. Meyers, to me known to be the person whose name is subscribed to the foregoing Articles of Incorporation, and acknowledged that he executed the same for the purposes therein contained.

Notary Public, State of Wisconsin

My Commission: is Permanent

This document was drafted by:

James C. Kitelinger
Godfrey & Kahn, S.C.
780 North Water Street
Milwaukee, Wisconsin 53202