ARTICLES OF INCORPORATION
OF
TIRA GLEN CONDOMINIUMS ASSOCIATION, INC.

The undersigned, a natural person over the age of 18 years and acting as incorporator of a nonstock, nonprofit corporation under the provisions of the Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, hereby adopts the following as the Articles of Incorporation of the Corporation:

ARTICLE I
Name

The name of the Corporation shall be: Tira Glen Condominiums Association, Inc.

ARTICLE II
Period of Existence

The period of existence of the Corporation shall be perpetual.

ARTICLE I
Purposes

The purposes of the Corporation are:

A. To serve as an association of unit owners under the Wisconsin Condominium Ownership Act ("Act") who own certain condominium units located in the City of Kenosha, Kenosha County, State of Wisconsin (the "Property") subject to the terms and conditions of the Declaration of Condominium as the Declaration may be amended and restated from time to time (the "Declaration") for Tira Glen Condominiums (the "Condominium"), as recorded in the office of the Register of Deeds for Kenosha County, Wisconsin;

B. To serve as a means through which the unit owners may collectively and efficiently manage, maintain, operate, reconstruct and care for the Property in accordance with the Act and the Declaration; and

C. To engage in any lawful activity permitted by the Act for which a nonstock, nonprofit corporation may be organized under the Wisconsin Nonstock Corporation Law.

ARTICLE IV
Powers

The Corporation shall have all of the powers enumerated in the Wisconsin Nonstock Corporation Law, to the extent not inconsistent with the Act, the Declaration and the Bylaws of the Corporation, including without limitation, the following:

A. To exercise exclusive management and control of the common elements described in the Declaration;

B. To operate, repair, replace, reconstruct, protect and maintain the common elements described in the Declaration;

C. To purchase, lease, or otherwise acquire units on behalf of all the unit owners and to sell, lease, mortgage, vote the votes attributed to those units and otherwise deal with the units so acquired on behalf of all the unit owners;

D. To hire, engage, or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs and the maintenance and operation of the Property;

E. To determine, levy and collect assessments against the unit owners and use the proceeds of these assessments in the exercise of its powers and duties, including without limitation, the payment of operating expenses of the Corporation and the common expense relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements described in the Declaration;

F. To purchase insurance on the Property and insurance for the benefit of the Corporation and its members;

G. To adopt and amend rules and regulations governing the use and operation of the Property;

H. To enforce by legal means the provisions of the Wisconsin Condominium Ownership Act, the Declaration, the Bylaws of the Corporation and any rules and regulations governing the use and operation of the Property;

I. To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the Corporation; and

J. To do all things necessary or convenient to effectuate the purposes of the Corporation.

ARTICLE V
Members

There shall be one class of members designated as "unit owners". The rights and qualifications of members are set forth in the Bylaws of the Corporation.

ARTICLE VI
Principal Office and Registered Agent

The location of the principal office of the Corporation shall be located in Kenosha County at 4011 80th Street, Kenosha, Wisconsin 53142. The initial registered agent shall be Stephen C. Mills, and the address of the initial registered agent is 4011 80th Street, Kenosha, Wisconsin 53142. This document is to be recorded in Kenosha County, Wisconsin.

ARTICLE VII
Directors

The number of directors of the Corporation shall be fixed in the Bylaws of the Corporation and in no event shall be less than three. The manner in which directors shall be elected, appointed and removed shall be set forth in the Bylaws of the Corporation.

The number of directors constituting the initial Board of Directors shall be three, and the names and addresses of the initial directors are:

Stephen C. Mills
4011 80th Street
Kenosha, WI 53142

Lisa DeBartolo
4011 80th Street
Kenosha, WI 53142

Anthony DeBartolo
4011 80th Street
Kenosha, WI 53142

ARTICLE VIII
Incorporator

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

Stephen C. Mills
4011 80th Street
Kenosha, WI 53142

ARTICLE IX
Miscellaneous

The Corporation shall not have or issue shares of stock. No dividend shall ever be paid, and no part of the net earnings, assets, or surplus of the Corporation shall inure to the benefit of or be distributed to its members, directors, officers, or any other private individual other than by a rebate of excess membership dues, fees, or assessments. The 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 and to the extent not prohibited by its Bylaws.

ARTICLE X
Dissolution

The Corporation may be dissolved with the assent given in writing and signed by not less than 75 percent of the members. Upon dissolution, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Corporation 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.

Executed in duplicate this 19th day of December, 1997.

/s/ Stephen C. Mills
Stephen C. Mills - Incorporator

State of Wisconsin)
) ss.
County of Kenosha)

Personally came before me this 19th day of December, 1997, the above named Stephen C. Mills, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.

/s/ R. William Phenicie
R. William Phenicie
Notary Public, State of Wisconsin
My commission is permanent

This instrument was drafted by
R. William Phenicie
Attorney at Law

PLEASE RETURN TO:
Lloyd, Phenicie, Lynch & Kelly, S.C.
P.O. Box 700
Burlington, WI 53105