ARTICLES OF INCORPORATION
TURTLE CREEK I CONDOMINIUM ASSOCIATION, INC.

TABLE OF CONTENTS

	PAGE NO.
ARTICLE I - NAME	1
ARTICLE II - PERIOD OF EXISTENCE	1
ARTICLE III - PURPOSE	1
ARTICLE IV - MEMBERS AND VOTING	2
ARTICLE V - PRINCIPAL OFFICE AND REGISTERED AGENT	2
ARTICLE VI - DIRECTORS	2
ARTICLE VII - INCORPORATOR	3
ARTICLE VIII - AMENDMENTS	3
ARTICLE IX - STOCK, DIVIDENDS AND DISSOLUTION	3

Form 14
(1990)

United States of America

State of Wisconsin
OFFICE OF THE SECRETARY OF STATE

1617060

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS } SS

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TO: REGISTER OF DEEDS

1617060

Attached please find a duplicate of a document filed in my office on the date endorsed therein. It is furnished in compliance with sec. 180.86(2)(b), 181.67(2)(b), 185.82(2)(b) or other section of the Wisconsin Statutes specifying the recording of the document in your office.

Douglas La Follette

DOUGLAS La FOLLETTE
Secretary of State

ARTICLES OF INCORPORATION

OF

TURTLE CREEK I CONDOMINIUM ASSOCIATION, INC.

The undersigned, being a natural person over the age of eighteen (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, adopts the following as Articles of Incorporation of such corporation.

ARTICLE I

Name. The name of the corporation shall be:

TURTLE CREEK I CONDOMINIUM
ASSOCIATION, INC.

ARTICLE II

Period of Existence. The period of existence of this corporation shall be perpetual.

ARTICLE III

Purpose. The purpose for which the corporation is organized is to engage in all lawful activities within the purpose for which nonstock, nonprofit corporations may be organized under the Wisconsin Nonstock Corporation Law, Chapter 181, Wisconsin Statutes, and more specifically,

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 for in Chapter 703 of the Wisconsin Statutes, commonly known as the Condominium Ownership Act, (the "ACT") as the same may be amended, renumbered, renamed from time to time, and subject to the terms and conditions of the Declaration of Condominium of Turtle Creek I Condominium (the "DECLARATION") as recorded in the office of the Register of Deeds for Waukesha County, Wisconsin.

1.0

b) To serve as a means through which the unit owners may collectively and effectively administer, manage, operate, and control the Condominium in accordance with and in the furtherance of the Declaration created under and pursuant to the Act.

ARTICLE IV

Members and Voting. The record owner of fee title to any condominium unit shall be a member of the corporation and shall remain a member until such time as his ownership ceases for any reason. There will be two classes of membership and further membership provisions, all as set forth in the Declaration of Condominium and the Bylaws of this corporation.

ARTICLE V

Principal Office and Registered Agent. The initial registered agent shall be: JEFFREY MIEROW. The address of the registered agent and the principal office of the corporation shall be in WAUKESHA COUNTY at:

3055 North Brookfield Road
Brookfield, Wis. 53045

ARTICLE VI

Directors. The number of director of the corporation shall be fixed in the bylaws but in no event shall be less than three (3). The manner in which directors are elected, appointed, or removed shall be provided in the Bylaws of the Corporation.

The initial directors constituting the Board of Directors and their residential addresses are:

Harry H. Mierow	2405 Memorial Drive Brookfield, Wis. 53045
Jeffrey Mierow	17635 Bolter Lane Brookfield, Wis. 53045

David Mierow 1244 Sunnyridge Road
Pewaukee, Wisconsin 53072

ARTICLE VII

Incorporator. The name and address of the incorporator is:

Jeffrey Mierow
17635 Bolter Lane
Brookfield, Wis. 53045

ARTICLE VIII

Amendments. Amendment of these Articles of Incorporation shall require the assent of sixty-seven (67%) of the entire membership of the Corporation and the approval of their respective mortgagees or land contract vendors.

ARTICLE IX

Stock, Dividends and Dissolution. This corporation shall not have or issue shares of stock. No dividends shall ever be paid and no part of the assets or surplus of this corporation shall be distributed to its members, directors, or officers, except upon dissolution and liquidation of the corporation or upon rebate of excess membership dues, fees or assessments. The corporation may pay reasonable compensation to its employees, members, directors, or officers for services rendered and may confer benefits upon its members in conformity with its purpose and to the extent not prohibited by its bylaws and the laws of the State of Wisconsin.

Executed in duplicate this 18th day of September, 1990.

Jeffrey Mierow

State of Wisconsin)
)ss
Waukesha County)

Personally came before me this 18th day of September, 1990, the above-named Jeffrey Mierow, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ethel Kunstman

Ethel Kunstman
Notary Public, Waukesha County, Wis.
My Commission expires: 2/28/93

This instrument was drafted by

James O. Vollmar
Attorney at Law

STATE OF WISCONSIN
FILED
OCT 0 1 1990
DOUGLAS LA FOLLETTE
SECRETARY OF STATE