DEPT OF
FINANCIAL INSTITUTIONS
STATE OF WISCONSIN

2007 JUN 14 AM 8:23

ARTICLES OF INCORPORATION
OF
SUN POINTE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Sun Pointe Village Condominium Association, Inc., a nonstock, nonprofit corporation organized under Chapter 181 of the Wisconsin Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation is Sun Pointe Village Condominium Association, Inc. (hereinafter referred to as the "Association").

STATE OF WISCONSIN
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DEPARTMENT OF
FINANCIAL INSTITUTIONS

ARTICLE II

PERIOD OF EXISTENCE

The period of existence of the Association is perpetual.

ARTICLE III

PURPOSE

The Association is organized to serve as an association of unit owners (as described in Section 703.15 of the Wisconsin Statutes) for Sun Pointe Village Condominium Association, Inc. created under Chapter 703 of the Wisconsin Statutes, located in the City of Kenosha, Kenosha County, Wisconsin, and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized and permitted by Chapter 181 of the Wisconsin Statutes.

ARTICLE IV

MEMBERS

The Association shall have members. Membership provisions shall be set forth in the Bylaws of the Association (the "Bylaws"). The respective voting rights of the members of the Association shall be as set forth in the Bylaws and that certain Declaration of Condominium for Sun Pointe Village, a Condominium, recorded in the office of the Kenosha County Register of Deeds (the "Declaration").

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ARTICLE V

PRINCIPAL OFFICE

The address of the principal office of the Association is c/o Anthony J. DeBartolo, 4011 - 80th Street, Kenosha, Wisconsin 53142. The principal office is located in Kenosha County, Wisconsin.

ARTICLE VI

REGISTERED AGENT

The name and address of the initial registered agent of the Association are:

Anthony J. DeBartolo
4011 - 80th Street
Kenosha, Wisconsin 53142

ARTICLE VII

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a board of directors. The number of directors constituting the initial board of directors (the "Initial Directors") shall be three (3). Thereafter, the number and manner of election or appointment of directors and their terms of office shall be as provided in the Bylaws. The names and addresses of the Initial Directors are as follows:

Anthony J. DeBartolo
4011 - 80th Street
Kenosha, Wisconsin 53142

Stephen R. Mills
4011 - 80th Street
Kenosha, Wisconsin 53142

Lisa DeBartolo
4011 - 80th Street
Kenosha, Wisconsin 53142

ARTICLE VIII

ACTION BY BOARD OF DIRECTORS WITHOUT A MEETING

Any action required or permitted by these Articles or the Bylaws to be taken by the board of directors of the Association may be taken without a meeting if a written consent, setting forth the action so taken, is signed by two-thirds (2/3) of the directors then in office.

ARTICLE IX

INCORPORATOR

The name and address of the incorporator are

Anthony J. DeBartolo
4011 - 80th Street
Kenosha, Wisconsin 53142

ARTICLE X

AMENDMENT OF ARTICLES AND BYLAWS

Any amendment to these Articles of Incorporation or the Bylaws that alters or abrogates the rights of the Declarant (as defined in the Declaration) or the Declarant's successors or assigns shall be null, void, and of no force or effect unless it is approved in writing by the Declarant. This Article X may not be amended or deleted without the approval in writing of the Declarant.

Dated at Kenosha, Wisconsin, this 11th day of June, 2007.

Anthony J. DeBartolo, Incorporator

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

On this 11th day of June, 2007, Anthony J. DeBartolo, to me personally known and being first sworn, acknowledged that he signed the above document for the purposes recited therein.

Dina M. Perrine
Name: Dina M. Perrine
Notary Public, State of Wisconsin
My Commission: 12/28/08

This document drafted by:
R. William Phenicie
Lloyd, Phenicie, Lynch, Kelly & Hotvedt, S.C.
Burlington, Wisconsin

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United States of America

State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

NOTIFICATION OF REPORTING REQUIREMENTS

provided pursuant to sec. 181.0203(3), Wis. Stats.

Regulation of Charitable Organizations.

A nonstock, non-profit corporation operating as a "charitable organization" and soliciting contributions, may be subject to regulation under sec. 440.42 of the Wisconsin Statutes and may be obliged to register and file reports with the Department of Regulation and Licensing.

Information on the annual registration requirement, registration statement, annual financial report, audit requirement, acceptance of other information, exemptions from registration, reporting tax exemption or organizational changes, contracts and contribution limits may be obtained from the

Department of Regulation and Licensing
Bureau of Direct Licensing and Real Estate
P O Box 8935
Madison Wisconsin 53708-8935
Phone (608) 266-5511, Extension 441 or 442