ARTICLES OF INCORPORATION

OF

EDGEWATER TERRACE CONDOMINIUM ASSOCIATION, INC.

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FRANK, HILLER & SHAPIRO, LTD.
Attorneys at Law
SUITE 1200 MARINE PLAZA
111 EAST WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53202

ARTICLES OF INCORPORATION

OF

EDGEWATER 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 Edgewater 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:

Lots 8, 9, and 10 in Block 239, Cambridge Subdivision in the East 1/2 of Section 21, Town 7 North, Range 22 East, 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 1707 North Prospect Avenue, Milwaukee, Wisconsin 53202.

ARTICLE 5

Name of the initial registered agent is John Gilligan.

ARTICLE 6

Address of the initial registered agent is 1707 North Prospect 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, WI 53208	Martin Gregorcich 3580 N. Lake Drive Milwaukee, WI 53211	Eli C. Frank 9360 N. Broadmoor Road Bayside, WI 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

The Association shall have two classes of voting membership:

(a) Class A. Class A members shall be all Owners with the exception of the Developer, and 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.

(b) Class B. The Class B member shall be the Developer and shall be entitled to one vote for each completed Unit owned and for each Unit under construction.

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 John Gilligan, 330 East Schiller, Milwaukee, Wisconsin 53208.

Executed in duplicate the 11th day of June, 1979.

John Gilligan

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

Personally came before me this 11th day of June, 1979, the above named John Gilligan, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Eli C. Frank
Notary Public, State of Wisconsin
My commission is permanent.

OFFICIAL SEAL
ELI C. FRANK
NOTARY PUBLIC
STATE OF WISCONSIN
My Commission is Permanent

This document was drafted by Eli C. Frank.

STATE OF WISCONSIN
FILED

JUN 2 2 1979

VEL PHILLIPS
SECRETARY OF STATE

REEL 1215 IMAGE 987

5323684

THIS MUST BE RECORDED PROMPTLY WITH THE COUNTY REGISTER OF DEEDS

REGISTER OF DEEDS
Milwaukee County, WI
RECORDED AT 11:55 AM
JUN 27 1979

Form 14&15 1971

United States of America

REEL 1215 IMAGE 987 inch
REGISTER OF DEEDS

State of Wisconsin—Office of the Secretary of State

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.

DOC # 5323684
RECORD 7.00
5323684
CASH 7.00
#3228 COO1 ROI 11:04
JUN 27 79

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Madison, Wisconsin, on

JUN 22 '79

VEL PHILLIPS
Secretary of State

1.00/25