# ARTICLES OF INCORPORATION
# OF
# WILLOW BROOK CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, being a natural person over the age of 21 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, do hereby adopt the following as the Articles of Incorporation of such corporation:

## ARTICLE I

### Name

The name of the Corporation shall be Willow Brook Condominium Association, Inc.

## ARTICLE II

### Period of Existence

The period of existence of the Corporation shall be perpetual.

## ARTICLE III

### Purposes

The purposes for which this Corporation is organized are as follows:

1. To serve as an association of unit owners under the Wisconsin Condominium Ownership Act who own certain residential property located in Waukesha County, State of Wisconsin (the "Property") subject to the terms and conditions of the Declaration of Condominium as the same may be amended from time to time (the "Declaration") for Willow Brook (the "Condominium"), as recorded in the office of the Register of Deeds for Waukesha County, Wisconsin;

2. to serve as a means through which the unit owners may collectively and efficiently manage, maintain, reconstruct, care for and/or make additions to the Property in accordance with the Wisconsin Condominium Ownership Act and the Declaration; and

3. to engage in any lawful activity related to the foregoing within the purposes for which a nonstock, non- profit corporation may be organized under the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, subject to the Wisconsin Condominium Ownership Act and the Declaration.

## 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 Wisconsin Condominium Ownership Act, the Declaration and the ByLaws of the Corporation, including without limitation, the following:

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

2. to operate, repair, replace, reconstruct, protect, maintain and/or make additions to the common elements as described in the Declaration;

3. to purchase, lease or otherwise acquire units on behalf of all the unit owners and to sell, lease, mortgage, vote the votes appurtenant to, and otherwise deal with said units so acquired on behalf of all the unit owners;

4. 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;

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

6. to purchase insurance on the Property and insurance for the benefit of the Corporation and its members;

7. to adopt and amend rules and regulations governing the use and operation of the Property;

8. 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;

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

10. 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 240 Regency Court, Waukesha, Wisconsin 53186 and the initial registered agent shall be Vincent Kuttemperoor. The address of the initial registered agent is 240 Regency Court, Waukesha, Wisconsin 53186.

## 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 selected, 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. The names and addresses of the initial directors are:

Vincent Kuttemperoor
240 Regency Court
Waukesha, Wisconsin 53186

Geeta Kuttemperoor
450 Somerset Lane
Brookfield, Wisconsin 53005

Ajay Kuttemperoor
4592 Somerset Lane
Brookfield, Wisconsin 53005

ARTICLE VIII

Incorporator

The name and address of the incorporator of the Corporation are:

David M. Sanders, Esq.
c/o Reinhart, Boerner, Van Deuren,
Norris & Rieselbach, s.c.
1000 North Water Street,
Suite 2100
Milwaukee, WI 53202

ARTICLE IX

Dissolution

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 amount 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 in its ByLaws.

Executed in duplicate this 22nd day of April, 1994.

David M. Sanders

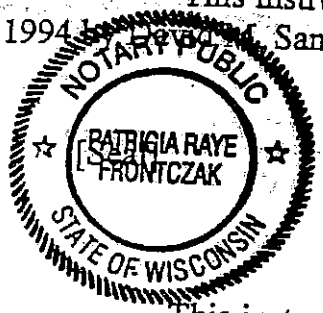
David M. Sanders, Incorporator

State of Wisconsin )

: SS

Milwaukee County )

This instrument was acknowledged before me this 22nd day of April, 1994 by David M. Sanders.




Patricia Kaye Frontczak
( Patricia Raye Frontczak )
Notary Public, State of Wisconsin
My commission 11-27-94

This instrument was drafted by and after recording should be returned to:

David M. Sanders, Esq.
c/o Reinhart, Boerner, Van Deuren,
Norris & Rieselbach, s.c.
1000 North Water Street,
Suite 2100
Milwaukee, WI 53202

This instrument must be recorded in Waukesha County.