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STATE OF WISCONSIN
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MAY 31 2002
DEPARTMENT OF
FINANCIAL INSTITUTIONS

ARTICLES OF INCORPORATION

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 I

The name of the Corporation shall be Evergreen Estates Condominium Owners Association, Inc.

ARTICLE II

The period of existence shall be perpetual.

ARTICLE III

The corporation shall have all of the powers enumerated in the Wisconsin Nonstock Corporation Law, to the extent not inconsistent with the recorded Declaration of Covenants, Restrictions and Easements for Evergreen Estates Condominium and the By-Laws of the Corporation, including without limitation, the following:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association (being the same entity as the Corporation and this Corporation may hereafter alternatively be referred to by such designation) as set forth in the Declaration.

(b) To exercise exclusive management and control of the common areas described in the Declaration;

(c) To operate, repair, replace, reconstruct, protect and maintain the common areas described in the Declaration;

(d) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, sell, base, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(e) 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 common areas;

(f) To determine, levy and collect assessments against the Owners (as defined in the Declaration) and use the proceeds thereof in the exercise of its powers and duties,

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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 areas;

(g) To purchase liability and casualty insurance on the common areas and insurance for the benefit of the Corporation and its members;

(h) To adopt and amend rules and regulations governing the use and operation of the common areas and individual lots and dwellings thereon;

(i) To enforce by legal means the provisions of the Declaration, the By-Laws of the Corporation and any rules and regulations governing the use and operation of the common areas;

(j) To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the Corporation; and

(k) To do all things necessary or convenient to effectuate the purposes of the Corporation.

ARTICLE IV

The location of the principal office of the Corporation shall be Evergreen Estates Condominium Association, Inc., with a mailing address of N6147 US Highway 12/67, Post Office Box 48, Elkhorn, Wisconsin 53121-0048, Walworth County, Wisconsin.

ARTICLE V

The initial registered agent is Robert Mann.

ARTICLE VI

The address of the initial registered agent is N6147 US Highway 12/67, Post Office Box 48, Elkhorn, Wisconsin 53121-0048.

ARTICLE VII

The number of directors of the Corporation shall be fixed in the By-Laws 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 By-Laws 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:

Wes Erskine	27 South Broad, Street, Elkhorn, WI 53121
Richard Mann	N6147 US Highway 12/67, Post Office Box 48, Elkhorn, Wisconsin 53121-0048
Robert Mann	N6147 US Highway 12/67, Post Office Box 48, Elkhorn, Wisconsin 53121-0048

ARTICLE VIII

The name of the incorporator is Lowell E. Sweet. The address of the incorporator is 114 North Church Street, P. O. Box 318, Elkhorn, Wisconsin 53121.

ARTICLE IX

The Corporation does not contemplate pecuniary gain or profit to its members, directors or officers. No dividends or pecuniary profits or liquidating dividends or distributions shall be declared or paid by or from the Corporation to its members, directors or officers. However, 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 intent not prohibited in these Articles, the Declaration and its By-Laws. The Corporation shall not engage in any activity which directly or indirectly shall constitute the carrying out of propaganda or of otherwise attempting to influence legislation.

ARTICLE X

This Corporation may be dissolved with the assent given in writing and signed by not less than 75% 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.

ARTICLE XI

Amendment of these Articles shall require the assent of 75% of the members.