

EXHIBIT B

ARTICLES OF INCORPORATION
(Nonprofit)

State Form 4162 (R7/7-91)
Corporate Form 364-1 (October 1984)

ARTICLES OF INCORPORATION

OF

WILDWOOD COURT OF MUNSTER CONDOMINIUM ASSOCIATION, INC.

The undersigned incorporators desiring to form a corporation (hereinafter referred to as the "Corporation") pursuant to the provisions of the Indiana Nonprofit Corporation Act of 1991 (hereinafter referred to as the "Act"), executes the following Articles of Incorporation:

ARTICLE I

NAME

The name of the Corporation is Wildwood Court of Munster Condominium Association, Inc.

ARTICLE II

PURPOSES

The purposes for which the Corporation is formed are:

Section 1. To establish an incorporated association to administer a condominium located in Munster, Lake County, Indiana

Section 2. This Corporation is organized for the purpose of providing a convenient means of administering the condominium by the Unit Owners thereof. The documents creating the condominium provide for the ownership, operation, management, maintenance and use of Units as described in said document.

Section 3. The Corporation shall not engage in any activities for the profit of its members, and shall conduct its affairs in such fashion and for such purposes other than for the pecuniary gain of its members, directors, officers or incorporators.

Section 4. The Corporation shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles.

Section 5. The Corporation shall have all of the powers reasonably necessary to implement the purpose of the Corporation, including, but not limited to, the following:

- a. Make and collect Assessments against Members to defray the cost of the condominium.
- b. To use the proceeds of Assessments in the exercise of its powers and duties.
- c. To maintain, repair, replace and operate the condominium Property.
- d. The reconstruction of improvements after casualty and the further improvement of the Property.
- e. To make and amend rules and regulations respecting the use of Property in the condominium.
- f. To approve or disapprove of proposed purchasers, lessees, sublessees, and mortgagees of Units.
- g. To enforce by legal means the provisions of the Condominium Documents, these Articles, the By -Laws of the Corporation, and the Rules and Regulations for the use of the condominium, in accordance with the Declaration of Condominium.
- h. To contract for the management of the condominium and delegate to such contractor all powers and duties of the Corporation except such as are specifically required by the Condominium Documents to have the approval of the Board of Directors or of the members of the Corporation.
1. All funds and the titles of all properties acquired by the Corporation and the proceeds thereof shall be held only for the benefit of the members in accordance with the provisions of the Condominium Documents.
- j. The powers of the Corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium which govern the use of the Property.
- k. To pay taxes and assessments which are liens against any part of the condominium other than the individual Units and the appurtenances thereto, and to assess the same against the Unit subject to such liens.

l. To carry insurance for the protection of Unit Owners and the Corporation against casualty and liabilities.

m. To pay the cost of all power, water, sewer and other utility services rendered to the condominium and not billed to owners of individual Units.

n. To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Corporation.

ARTICLE III

TYPE OF CORPORATION

The Corporation is a mutual benefit corporation.

ARTICLE IV

REGISTERED AGENT, REGISTERED OFFICE AND PRINCIPAL OFFICE

Section 1. Registered Agent. The name and address of the Corporation's Registered Agent and Registered Office for service of process is:

ATG Homes, LLC
One Professional Center, Suite 304
Crown Point, IN 46307

Section 2. Principal Office. The post office address of the principal office of the Corporation is:

One Professional Center, Suite 304, Crown Point, Indiana 46307

ARTICLE V

MEMBERSHIP

The Corporation will have members.

ARTICLE VI
INCORPORATORS

Names and addresses of the incorporators are as follows:

Eric T. Gastevich
One Professional Center, Suite 304
Crown Point, IN 46307

ARTICLE VII
DISTRIBUTION OF ASSETS ON
DISSOLUTION OR FINAL LIQUIDATION

The assets of the Corporation will be distributed to the members in accordance with their respective interests upon dissolution or final liquidation.

ARTICLE VIII
MEMBERSHIP CONDITIONS AND RIGHTS

Section 1. Classes Of Membership, And Rights, Preferences and Limitations of Classes of Membership.

a. Each Unit Owner in the condominium shall be a member of the Corporation, and no other Person or entity shall be entitled to membership, except that the initial members need not be Unit Owners, and said members membership shall terminate on the same date as the termination of the Developer's rights set forth below, except for the membership of the initial members who are Unit Owners as of such date.

b. Membership in the Corporation shall be established by the recording in the Office of the Recorder of Lake County of a deed or other instrument establishing a change of record title to a Unit in the condominium and the delivery to the Corporation of a copy of such instrument, and shall entitle the new Unit Owner designated by such instrument therein to become a member of the Corporation. The membership of the former Unit Owner shall be thereby terminated.

c. The Share of the member in the funds and the assets of the Corporation cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to that member's Unit.

Section 2. Voting Rights Of Classes.

a. Each Unit Owner, by virtue of membership in the Corporation shall be entitled to vote and participate in all affairs of the Corporation. In the event a Unit is owned by more than one Person, voting rights shall be limited to one (1) Unit Owner for each Unit, such Unit Owner to be certified in writing to the Corporation.

b. Each voting Unit Owner shall be entitled to cast one (1) vote on each matter on which the membership is entitled to vote.

ARTICLE IX

PROVISIONS FOR REGULATION AND CONDUCT OF THE AFFAIRS OF THE CORPORATION

Provisions for the regulation and conduct of the affairs of the Corporation, and creating, defining, limiting or regulating the powers of the Corporation, the directors and the members are as follows:

Section 1. The affairs of the Corporation, its management and operation shall be governed by the terms and provisions of the Horizontal Property Act of the State of Indiana, being Acts of 1963, Chapter 349, Section 1, as amended, and by the Declaration of Condominium, these Articles of Incorporation and the By-Laws and Rules and Regulations of this Corporation.

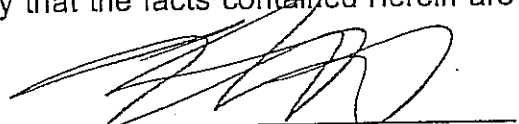
Section 2. The power to make, alter, amend or repeal the By-Laws of the Corporation shall be vested in the Board of Directors of the Corporation, subject to the terms, provisions and conditions contained in the Declaration of Condominium and the By-Laws of this Corporation.

Section 3. Directors of the Corporation Shall be elected at the annual meeting of the members in the manner provided by the By-Laws, except for so long as the Developer continues to legally or equitably own any of the Units, all of the Board of Directors of the Corporation shall be appointed by the Developer and such directors need not be residents of Units or Unit Owners; provided, however, that on and after ten (10) years after the date of the recording of the Declaration of Condominium the foregoing provisions shall not apply.

Section 4. The Association shall indemnify every officer and director against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action suit or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors), to which he or she may be a party by reason of being or having been an officer or director. The officer and directors shall not be liable for any mistake of judgement, negligent or

otherwise, or any other acts or omissions of any nature whatsoever as such directors and officers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or fraud. The Association shall indemnify and hold harmless each of the directors and each of the officers, his heirs, executors or administrators, against all contractual and other liabilities to others arising out of contracts made by or other acts of the directors and officers on behalf of the Owners or the Association, or arising out of their status as directors or officers, unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include an indemnification against all costs and expenses (including, but not limited to, attorneys' fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative or other, in which any such director or officer may be involved by virtue of such person being or having been such director or officer; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as such director or officer, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Board of Directors, there is reasonable grounds for such person being adjudged not liable for criminal conduct, gross negligence or fraud in the performance of his duties as such director or officer. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

I hereby verify subject to penalties of perjury that the facts contained herein are true.


Eric T. Gastevich, Incorporator

This Instrument prepared by Vladimir Gastevich, One Professional Center, Suite 304,
Crown Point, Indiana 46307