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Corporations Bureau

Form 102-Nonstock Corporation Articles of Incorporation

Name of Corporation

Name of Corporation: Chapman Villas Condominium Association, Inc.

Principal Office

Mailing Address: 1830 MEADOW LANE, SUITE A

City: Pewaukee

State: WI

Zip Code: 53072

Registered Agent

Registered Agent Individual: TIMOTHY J VOELLER

Name of Entity:

Street Address: 1830 MEADOW LANE, SUITE A

City: Pewaukee

State: WI

Zip Code: 53072

Select Statement

Select one statement: The corporation will have members

Is this corporation authorized to make distributions under the statute?: Yes

This document was drafted by: TIMOTHY J VOELLER

Incorporator

Name: TIMOTHY J VOELLER

Street Address: 1830 MEADOW LANE, SUITE A

City: Pewaukee

State: WI

Zip Code: 53072

Incorporator Signature

I understand that checking this box constitutes a legal signature: Yes

Incorporator Signature: Timothy J Voeller

Optional Articles

The purpose(s) for which the corporation is incorporated: To govern the affairs of Chapman Villas Condominium

Delayed Effective date:

Directors

Name: MEG GALASKA
Street Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072

Name: Paul Bielinski
Street Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072

Name: Steve Bielinski
Street Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072

Optional Contact Information

Name: TIMOTHY J VOELLER
Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072
Phone Number: 2625744053
Email Address: tvoeller@bielinski.com

Endorsement

Received Date: FILED
03/17/2021

ARTICLES OF INCORPORATION
OF
CHAPMAN VILLAS CONDOMINIUM ASSOCIATION, INC.

The undersigned, acting as the incorporator for the purpose of forming a non-stock, non-profit corporation under the provisions of Chapter 181 of the Wisconsin Statutes (the "Law"), hereby adopts these Articles of Incorporation:

1. **Name.** The name of the corporation shall be Chapman Villas Condominium Association, Inc. (the "Association").
2. **Existence.** The Association shall have perpetual existence.
3. **Purposes.** The Association is organized pursuant to a certain Declaration of Condominium of Chapman Villas Condominium which is to be recorded in the office of the Register of Deeds of Waukesha County ("Declaration"), to which reference is made for the definition of capitalized terms used herein, and shall have the following purposes: (a) to serve as an association of owners of Units within the Chapman Villas Condominium (the "Condominium"); (b) to provide for the administration, maintenance, preservation and control of the property and common elements located therein; (c) to assess the owners of Units for the cost of the foregoing; and (d) to engage in any lawful activity within the purposes for which a non-stock corporation may be organized under the Law, subject, however, to the Declaration.
4. **Members.** Members shall consist of the Owners, as defined in the Declaration.
5. **Principal Office.** The location of the initial principal office of the Association shall be 1830 Meadow Lane, Suite A, Pewaukee, Wisconsin 53072.
6. **Registered Agent and Registered Office.** The initial registered agent of the Association shall be Timothy J. Voeller at 1830 Meadow Lane, Suite A, Pewaukee, Wisconsin 53072.
7. **Incorporator.** The name and address of the incorporator is Timothy J. Voeller at 1830 Meadow Lane, Suite A, Pewaukee, Wisconsin 53072.
8. **Stock and Dividends.** The Association shall neither have nor issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of the Association shall be distributed to its Members, directors or officers. The Association, upon specific resolution by the Members, may pay

compensation in reasonable amounts to Members, directors or officers for services rendered and may confer benefits upon its Members in conformity with its purposes.

9. Dissolution. The Association may be dissolved only upon the removal of the Condominium property from the Condominium Act (Chapter 703 of the Wisconsin Statutes). Upon dissolution, other than incident to a merger or consolidation, all of the assets of the Association, after payment of its liabilities, shall be distributed to one or more non-profit corporations, societies, trusts or other organizations and/or dedicated to an appropriate public agency or agencies; provided, however, that any such non-profit corporation, society, trust, other organization or public agency has purposes deemed by the majority of the directors of the Association to be similar to those of the Association and that if no such entity is deemed to exist, then all such assets, after payments of such liabilities, shall be distributed to a non-profit corporation, society, association, trust or other organization, or any one or more of the foregoing, devoted to the promotion of aesthetic, cultural or educational purposes.

Executed this 17th day of March, 2021.



Timothy J. Voeller

This document was drafted by:
Timothy J. Voeller, Esq.
Bielinski Homes, Inc.
1830 Meadow Lane, Suite A
Pewaukee, Wisconsin 53072
(262) 547-6181

