

ARTICLES OF INCORPORATION
OF
EASTRIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.

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ARTICLES OF INCORPORATION
OF
EASTRIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.
(A Nonstock, Nonprofit Corporation)

The undersigned, being a natural person over the age of eighteen (18) years acting as incorporator of a nonstock, nonprofit corporation under the provisions of the Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, does hereby adopt the following as the Articles of Incorporation of such corporation.

ARTICLE I
NAME AND DEFINITIONS

The name of the corporation shall be EASTRIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the Association; these Articles of Incorporation, as Articles; the Bylaws of the Association, as Bylaws; EASTRIDGE CONDOMINIUMS, as the Condominium; the Declaration of Condominium Ownership for the Condominium, as the Declaration; and Chapter 703 of the Wisconsin Statutes, the Wisconsin "Condominium Ownership Act," as the Act.

ARTICLE II

The period of existence of the Association shall be perpetual.

ARTICLE III
PURPOSES

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

A. To serve as an Association of Unit Owners who own real estate and improvements under the condominium form of use and ownership {such real estate and improvements hereinafter sometimes referred to as "Condominium Property"}, as provided in the Act and subject to the terms and conditions of the Declaration;

B. To serve as a means through which the Unit Owners may collectively and efficiently administer, manage, operate and control the Condominium Property in accordance with the Act and the Declaration; and

C. To engage in activities included in the Act and the Declaration within the purposes for which a nonstock, nonprofit corporation may be organized under the Wisconsin Nonstock Corporation Law.

ARTICLE IV

POWERS

The Association shall have all of the powers enumerated in the Wisconsin Nonstock Corporation Law, to the extent not inconsistent with the Act, these Articles, the Declaration or the Bylaws, including without limitation, the following:

A. To exercise exclusive management and control of the Common Elements and Limited Common Elements as described and set forth in the Declaration;

B. 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 or to properly effectuate the duties and responsibilities of the Association as set forth in the Declaration;

C. To maintain, repair, replace, reconstruct, operate and protect the Common Elements, Limited Common Elements, and Units as set forth in the Declaration;

D. 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 Association and the Common Expenses relating to the maintenance, repair, replacement, reconstruction, operation and protection of the Common Elements, Limited Common Elements and Units as described and set forth in the Declaration;

E. To enter into contracts on behalf of the Unit Owners and act as agent of the Unit Owners with regard to, among other things, common Services as required for each Unit, utilities, and such other matters as may be determined by the members of the Association;

F. To purchase insurance on the Condominium Property and insurance for the benefit of the Association and its members as set forth in the Declaration;

G. To make and amend Bylaws and reasonable regulations governing, among other things, the use and operation of the Condominium Property in the manner provided by the Declaration;

H. To enforce by legal means the provisions of the Act, the Declaration, these Articles, the Bylaws, and any Rules and Regulations governing the use and operation of the Condominium Property;

I. To adopt budgets for revenues and expenditures;

J. To acquire, hold, encumber, and convey any right, title or interest in or to real property owned by the Association:

K. To grant easements through or over the Condominium Property;

L. To establish and maintain one or more bank accounts for deposit and withdrawals of the funds of the Association; and

M. To do all things necessary or convenient to effectuate the purposes of this Association and the Declaration.

ARTICLE V

MEMBERS

The Association shall have one class of voting membership consisting of the Unit Owners. The respective rights and qualifications of the members shall be as set forth in the Bylaws.

ARTICLE VI

PRINCIPAL OFFICE AND REGISTERED AGENT

The location of the initial principal office of the Association shall be 1305 Main Street, Stevens Point, WI 54481 and the initial registered agent of the Association shall be DANIEL K. JOHNSON, whose address is 1602 Skyline Lane, Wausau, Wisconsin, 54401.

ARTICLE VII

DIRECTORS

The number of directors of the Association shall be fixed in the Bylaws, but in no event shall be less than three (3). The manner in which directors shall be elected, appointed, or removed shall be provided for in the Bylaws. The number of directors constituting the initial Board of Directors shall be three (3), and the names and addresses of the initial directors are:

Howard N. Friedrich
1305 Main Street
Stevens Point, WI

Daniel K. Johnson
1602 Skyline Lane
Wausau, WI

Joan Shannon
1305 Main Street
Stevens Point, WI

ARTICLE VIII

INCORPORATOR

The name and address of the incorporator of this Association is JEFFREY A. HERTZ whose address is 610 Jackson Street, Wausau, Wisconsin, 54401.

ARTICLE IX


STOCK, DIVIDENDS AND DISSOLUTION

The Association shall not have or issue shares of stock. No dividends shall ever be paid, and no part of the assets or surplus of the Association shall be distributed to its members, directors or officers, except upon termination of the Declaration or Dissolution of the Association. The Association may pay compensation in reasonable amounts to employees, members, directors, or officers for services rendered, except as limited in the Bylaws, and may confer benefits upon its members in conformity with the purposes set forth herein. In the event of termination of the Declaration or Dissolution of the Association, all of the assets of the Association, after payment of its liabilities, shall be distributed to the members of the Association in accordance with their undivided percentage interest in the Common Elements of the Condominium.

IN WITNESS WHEREOF, the undersigned incorporator has hereunto set his hand this 28th day of May, 1982.


JEFFREY A. HERTZ, Incorporator

Subscribed and sworn to before
me this 28th day of May, 1982.


Notary Public
Portage County, Wisconsin
My commission expires 4/3/83

This instrument was drafted by:

JEFFREY A. HERTZ
Lonsdorf, Mallery, Andraski & Garske, S.C.
610 Jackson Street
Wausau, WI 54401