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ARTICLES OF INCORPORATION
OF
HIDDEN HILLS 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 Hidden Hills 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 Hidden Hills Condominium which is to be recorded in the office of the Register of Deeds of Ozaukee 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 Hidden Hills 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 N16 W23377 Stone Ridge Drive, Waukesha, Wisconsin 53188-1108.
6. Registered Agent and Registered Office. The initial registered agent of the Association shall be Timothy J. Voeller at N16 W23377 Stone Ridge Drive, Waukesha, Wisconsin 53188-1108.
7. Incorporator. The name and address of the incorporator is Timothy J. Voeller at N16 W23377 Stone Ridge Drive, Waukesha, Wisconsin 53188-1108.
8. Stock and Dividends. The Association shall neither have nor issue shares of stock. No dividend shares 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 3rd day of November, 2005.

Timothy J. Voeller

This document was drafted by:
Timothy J. Voeller, Esq.
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N16 W23377 Stone Ridge Drive
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Hidden Hills Condominiums Association
2017 Budget
January 1, 2017 - December 31, 2017

	<u>2016 Budget</u>	<u>2017 Budget</u>
INCOME		
3110 Assessment	\$ 53,280.00	53,280.00
OPERATING EXPENSES		
4510 Water/Sewer	3,000.00	3,000.00
4511 Lawn Care	10,600.00	10,000.00
4512 Special Projects	12,880.00	14,340.00
4514 Snow Removal	8,000.00	8,000.00
4515 Landscape Repairs	1,200.00	1,000.00
4517 Exterior Work	2,000.00	1,300.00
TOTAL	<u>37,680.00</u>	<u>37,640.00</u>
ADMINISTRATIVE		
4585 Management Fees	3,400.00	3,540.00
4586 Accounting/Audit	350.00	350.00
4588 Reserve Payments	7,000.00	7,000.00
4590 Insurance	3,900.00	3,900.00
4591 Office Supply/Postage	250.00	250.00
4592 Legal	\$ 700.00	600.00
TOTAL	<u>\$ 15,600.00</u>	<u>\$ 15,640.00</u>
TOTAL DISBURSEMENTS	<u>\$ 53,280.00</u>	<u>\$ 53,280.00</u>
NET INCOME	<u>\$</u>	<u>\$</u>

** Mulch (\$4,595), Asphalt Seal Coating (\$5,935), Concrete Stoops (\$2,600)