

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 Waters Edge of Whitewater 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 Waters Edge of Whitewater 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 for 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, lease, 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, including without limitation, the payment of operating expenses of the Corporation and the common expenses relating to the maintenance, repair, replacement, construction, 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 of convenient to effectuate the purposes of the Corporation.

Article IV

The location of the principal office of the Corporation shall be Waters Edge of Whitewater Condominium Association, Inc. with a mailing address of 351 Wisconsin Street, Whitewater, Wisconsin, 53190, Walworth County, Wisconsin.

Article V

The initial registered agent is Lowell E. Sweet

Article VI

The address of the initial registered agent is 114 North Church Street, P.O. Box 318, Elkhorn, Wisconsin 53121-0318.

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 duties of members are set forth in the Declaration and By-Laws of the Corporation.

Official Signatures