

ARTICLES OF INCORPORATION

OF

WISCONSIN'S ROCK RIVER LEISURE ESTATES HOME OWNERS' ASSOCIATION, INC.

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 ONE

The name of the corporation shall be WISCONSIN'S ROCK RIVER LEISURE ESTATES HOME OWNERS' ASSOCIATION, INC.

ARTICLE TWO

The period of existence shall be perpetual.

ARTICLE THREE

The purpose or purposes for which the Association is formed are:

To promote the health, safety and welfare of the residents within WISCONSIN'S ROCK RIVER LEISURE ESTATES, hereinafter referred to as the "development", and such additions thereto as may hereafter be brought within the jurisdiction of this corporation, as provided in the By-Laws, and for this purpose to:

- (a) own, acquire, build, operate and maintain recreation parks, playgrounds, swimming pools, golf facilities, commons, streets, footways, building structures, and personal properties incident thereto hereinafter referred to as "Common Properties and Facilities";
- (b) provide exterior maintenance for the buildings and grounds within the common properties;
- (c) provide garbage and trash collection;
- (d) provide snow removal and street maintenance;
- (e) maintain unkempt lands and trees;
- (f) supplement municipal services;
- (g) fix assessments or charges to be levied against the common properties;
- (h) enforce any and all covenants, restrictions, or agreements applicable to the development;

(i) pay taxes, if any, on the common properties and facilities;

(j) insofar as permitted by law to do any other thing that in the opinion of the board of directors will promote the common benefit and enjoyment of the residents in the development.

It is the intent of the Association to provide for the protection of the values, amenities and qualities in the development and the maintenance, improvement, regulation and preservation of common properties (grounds and facilities).

ARTICLE FOUR

The location of the principal office of the Association in the State of Wisconsin is in the City of Janesville, Wisconsin.

ARTICLE FIVE

The name and address of the initial registered agent of the Association is Mel Carlson, 123 North Main Street, Janesville, Wisconsin, 53545.

ARTICLE SIX

The number of directors shall be fixed in the By-Laws but shall be not less than three (3). The manner of selection, powers and duties of directors shall also be set forth in the By-Laws.

ARTICLE SEVEN

The number of directors constituting the initial board shall be three (3). The Association may in its By-Laws provide for additional directors.

ARTICLE EIGHT

The names and addresses of the initial directors are as follows:

Harry B. Blizzard
1200 Nottingham
Elgin, Illinois 60120

Charles F. Dolan
540 Frontage Road
Northfield, Illinois 60093

Mel Carlson
123 North Main Street
Janesville, Wisconsin 53545

ARTICLE NINE

Membership provisions: The association shall have one class of members consisting of all owners of property in Wisconsin's Rock River Leisure Estates, under the following terms:

(a) Membership shall be terminated only by the discontinuance of the owner's interest in the lot or lots within the development, and thereafter all the rights of the member in the Association or in its property shall cease.

(b) Members may not be expelled in any manner by the Association.

(c) No member may transfer his membership or any right arising therefrom except by the termination of his interest in the real property within the development.

(d) Each lot owner has one vote in the association, all with equal rights and privileges. In the event of multiple lot ownership, said owner will have no more than one vote.

(e) The matters to be voted upon, including the election of directors, alteration of covenants, and alteration of rules, shall be further provided in the By-Laws of the association.

ARTICLE TEN

Other Provisions. The By-Laws of the Association shall also be the membership agreement signed by each lot owner upon the purchase of his lot. The Board of Directors may adopt, amend, or repeal By-Laws within the authority of Section 181.13 of the Wisconsin Statutes.

ARTICLE ELEVEN

The Articles may be amended in the manner authorized by law at the time of the amendment.

ARTICLE TWELVE

The names and addresses of the incorporators are:

<u>Name</u>	<u>Address</u>
Harry B. Blizzard	1200 Nottingham, Elgin, Illinois 6012
Charles F. Dolan	540 Frontage Road, Northfield, Illinois 60093
Mel Carlson	123 North Main Street, Janesville, Wisconsin 53545

Executed in duplicate on the 22nd day of January, 1975.

STATE OF WISCONSIN
 DEPARTMENT OF STATE
 FILED
 JAN 23 1975
 DOUGLAS LAFOLLETTE
 SECRETARY OF STATE

Harry B. Blizzard
Charles F. Dolan
Mel Carlson

STATE OF WISCONSIN)
 : ss
 COUNTY OF ROCK)

Personally came before me this 22nd day of January, 1975,
 the above named Harry B. Blizzard, Charles F. Dolan and Mel Carlson,
 to me known to be the persons who executed the foregoing instrument,
 and acknowledged the same.

Leon Feingold
 Notary Public, Rock County, Wis.
 My Commission is permanent.

This document was drafted by
 Leon Feingold, Attorney at Law,
 P. O. Box 938, Janesville, WI 53545

