

United States of America

State of Wisconsin

Department of State

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that on
March 18, 1974 Articles of Incorporation were filed in my office under the provisions
of Chapter 181 of the Wisconsin Statutes, for the following corporation formed

WITHOUT STOCK AND NOT FOR PROFIT:

Name: EAST BLUFF HOMEOWNER'S ASSOCIATION, INC.

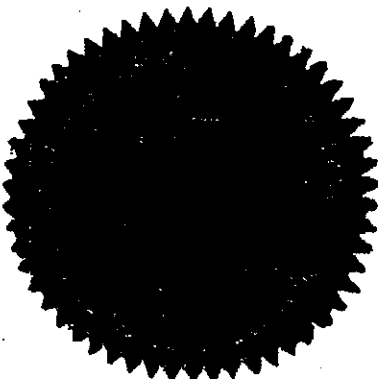
Principal Office: 309 East Bluff, Madison, Wisconsin

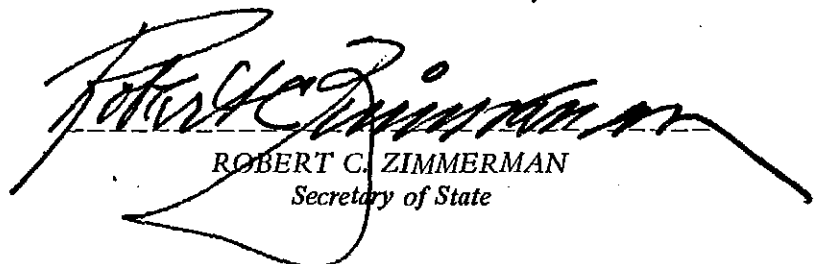
Purposes for which organized: Civic and quasi governmental purposes such as
the establishment and contracting for water and sewer utility services
for the Association and its members, ...

I further certify that a certificate has been filed in my office to the effect that a duplicate of said Articles,
bearing my certificate, was recorded in the office of the Register of Deeds of Dane
County, Wisconsin, on March 18, 1974

THEREFORE, The State of Wisconsin does hereby grant unto the said corporation the powers and privileges
conferred by the Wisconsin Statutes for the purposes stated and in accordance with said Articles.

In Witness Whereof, I have hereunto set my hand
and affixed my official seal, at the Capitol, in the
City of Madison, on March 25, 1974




ROBERT C. ZIMMERMAN
Secretary of State

SEE REVERSE FOR MORE INFORMATION

United States of America

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501 PAGE 548

State of Wisconsin - Department of State

To All to Whom These Presents Shall Come, Greeting:

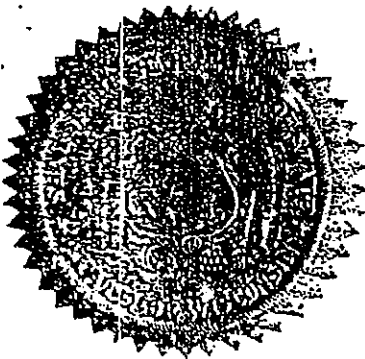
The undersigned, as Secretary of State of the State of Wisconsin, certifies that

- Articles of Incorporation
 - Articles of Dissolution
 - Articles of Consolidation
 - Amendment to Articles of Incorporation
 - Articles of Merger
 - Restated Articles
 - Statement of Intent to Dissolve
 - Name reservation
 - Change of Registered Office and/or Agent
- OF EAST BUFF HOMEOWNER'S ASSOCIATION, INC.

of which the attached is a duplicate, was on the date hereof, accepted and filed in my office.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at the Capitol, in the City of Madison,

on MAR 18 1974



Robert C. Zimmerman
 ROBERT C. ZIMMERMAN
 Secretary of State

THIS MUST BE RECORDED WITH THE REGISTER OF DEEDS

ARTICLES OF INCORPORATION
EAST BLUFF HOMEOWNER'S 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 I

The name of the corporation is East Bluff Homeowner's Association, Inc.

ARTICLE II

The period of existence shall be perpetual.

ARTICLE III

PURPOSES. The East Bluff Homeowner's Association is a membership non-stock, non-profit corporation organized exclusively for the following purposes, and no part of the net earnings of said corporation shall inure to the benefit of any member or individual:

A. Civic and quasi governmental purposes such as the establishment and contracting for water and sewer utility services for the Association and its members, maintenance and beautification of the common premises of the Association, the regulation of activities upon the common premises of the Association, protection and security of the members of the Association and their families, the maintenance and betterment of housing and housing conditions of the members of the Association and their families, establishment of committees to provide information to members and the public at large regarding local, state and national government units and political and economic issues, the establishment of committees to provide election and voter registration information and assistance, and any similar activities and functions which shall be in accordance with the Enabling Declaration Establishing A Plan For Condominium

Ownership established by the Kohl Corporation restricting the use and enjoyment of that certain parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 8 North, Range 9 East, in the City of Madison, as set forth in Volume 360, page 1, Document Number 1310080 of the Dane County Registry.

B. Recreational purposes such as the establishment of membership sports and recreational programs for the benefit and pleasure of members and their families.

C. Social purposes, such as organizing and promoting meetings, dances, picnics, and other group social activities for the benefit or pleasure of members, their families, and the general public.

D. Community service purposes such as establishment and promotion of child care facilities and centers for the benefit and use of members or the general public in need of such facilities, youth activity programs and facilities, and other community service activities which benefit members and their families or the public at large.

ARTICLE IV

The principal office of the Corporation shall be located at 309 East Bluff in the City of Madison, Dane County, Wisconsin.

ARTICLE V

The name of the initial registered agent shall be Jan Stephen Wheeler, Attorney at Law, Madison, Dane County, Wisconsin.

ARTICLE VI

The address of the initial registered agent is 1940 Minnebago Street, Madison, Dane County, Wisconsin, 53704.

ARTICLE VII

The number of directors may be fixed by By-law but shall not be less than three.

ARTICLE VIII

The number of directors constituting the initial board shall be five.

ARTICLE IX

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

Larry W. Ryan	401 East Bluff, Madison, Wisconsin, 53704
Rose M. Wagner	504 East Bluff, Madison, Wisconsin, 53704
Stapher. Johnson	227 East Bluff, Madison, Wisconsin, 53704
Chloa Hargreaves	407 East Bluff, Madison, Wisconsin, 53704
Janice Bensky	234 East Bluff, Madison, Wisconsin, 53704

ARTICLE X

MEMBERSHIP. Membership in the Association shall be of two classes; Active Voting Members, and Non-voting members who may be classified either as Active non-voting members or Honorary non-voting members.

ACTIVE VOTING MEMBERS. Any owner of any housing unit or units within the project located at Northport Drive and Sherman Avenue in the City of Madison, State of Wisconsin, known as "East Bluff Condominium" is entitled to active voting membership in the Association and to voting rights as provided in the By-Laws.

NON-VOTING MEMBERS. Any tenant of any owner of any housing unit or units located in the project at Northport Drive and Sherman Avenue in the City of Madison, State of Wisconsin, known as "East Bluff Condominium" is entitled to non-voting membership in the Association, and may participate in all Association activities in the same manner as a voting member, except that such non-voting member will not be entitled to vote at any annual or special membership meeting of the Association. The Board of Directors may, by two-thirds majority vote, designate or nominate any person as an honorary non-voting member of the Association. Such honorary non-voting member of the Association shall have such membership rights as may be provided by By-law, but shall have no voting rights at any membership meeting.

ARTICLE XI

These ARTICLES of Incorporation, and the By-laws adopted

hereunder are, and shall at all times continue to be, in conformity with and subject to the restrictions, declarations and terms of the "Enabling Declaration Establishing A Plan For Condominium Ownership" established by Document dated the 15th day of December, 1970, and recorded in Volume 300, page 1, Document Number 1310360 of the Dane County Registry.

ARTICLE XII

Administration of the Association, offices, establishment of membership meeting dates, meeting notices, definition of quorum, voting rights, and all other matters relating to the operation of the Association, the obligations of members and other matters related thereto shall be established from time to time by By-law, which shall be in conformity with the terms and tenor of these ARTICLES and applicable statutes of the State of Wisconsin.

ARTICLE XIII

These ARTICLES may be amended in the manner authorized by law at the time of amendment.

ARTICLE XIV

The Names and addresses of the incorporators are:

NAME:	ADDRESS:
Chloa Hargreaves	407 East Bluff, Madison, Wisconsin, 53704
Larry W. Ryan	401 East Bluff, Madison, Wisconsin, 53704
Stephan Johnson	227 East Bluff, Madison, Wisconsin, 53704
Janice Bensch	234 East Bluff, Madison, Wisconsin, 53704

Executed in duplicate on the // day of March, 1974.

Larry W. Ryan
LARRY W. RYAN

Janice Bensch
JANICE BENSCH

Stephan Johnson
STEPHAN JOHNSON

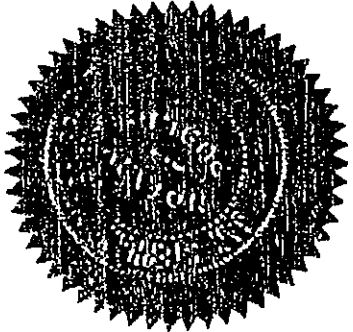
Chloa Hargreaves
Chloa Hargreaves

STATE OF WISCONSIN)
COUNTY OF DANE) ss

Personally came before me this 12 day of March, A.D. 1974, the above named, ^{STEPHAN JOHNSON} *Chloe Hanson* Larry W. Ryan and Janice Sensky, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Jan Stephan Wheeler
Jan Stephan Wheeler
Notary Public, Dane County, Wisconsin
My Commission is permanent

This document was drafted by:
Attorney Jan Stephan Wheeler
1940 Winnebago Street
Madison, Wisconsin



STATE OF WISCONSIN
DEPARTMENT OF STATE
FILED
MAR 16 1974
ROBERT C. ZIMMERMAN
SECRETARY OF STATE

1974 501 353

at the Court
1914

Received for Record
Dane County, Wisconsin
at 2:55 P.M.
1914
and recorded in vol.
of records on page 518
of record of H. H. H. H.
Register

101 501 554

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Dane County
Wisconsin