

[JAN] 24 1978

# United States of America

STATE OF WISCONSIN  
Office of Secretary 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 September 30, 1977 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: LAKE BRITTANY ESTATES HOMEOWNER'S ASSOCIATION, INC.

Principal Office: 6258 N. 103rd St.  
Milwaukee, WI 53225

Purposes for which organized: The purposes shall be to promote the health, safety and welfare for the residents of, and to control and set regulations for, a subdivision to be known as Lake Brittany Estates, Waukesha County, Wisconsin, and such additions thereto as may hereafter be brought within the jurisdiction of this corporation . . . .

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 Milwaukee County, Wisconsin, on January 13, 1978.

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 January 23, 1978.



*Douglas LaFollette*  
DOUGLAS LAFOLLETTE  
Secretary of State

SEE REVERSE FOR MORE INFORMATION

REGISTERED AGENT

Corporations are required by Statute to maintain a registered agent within Wisconsin. The name and address of the initial registered agent were set forth in the Articles of Incorporation, and a specific procedure must be followed in order to change that designation. Form 113 (Sec. State) contains full information and may be utilized to file a change of registered agent and/or the agent's address.

Forms available upon request from Secretary of State, State Capitol, Madison, Wisconsin 53702.

WITHOUT STOCK AND NOT FOR PROFIT

LAKE DISTRICT ESTATE HOMEOWNERS ASSOCIATION, INC.

6528 N. 103RD ST.  
MILWAUKEE, WI 53227

The purpose shall be to promote the health, safety and welfare for the residents of, and to control and set regulations for, a subdivision to be known as Lake District Estates, Waukesha County, Wisconsin, and such additions thereto as may hereafter be brought within the jurisdiction of this corporation . . .

I hereby certify that a certificate has been filed in my office to the effect that a change of agent has been made by the above corporation and recorded in the office of the Register of Deeds of Milwaukee County, Wisconsin, on January 13, 1978.

THE SECRETARY OF STATE OF WISCONSIN does hereby grant unto the said corporation the power and privilege conferred by the Wisconsin Statutes for the purposes stated and in accordance with said Statutes.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, at the Capitol in the City of Madison, on January 13, 1978.





(Submit in duplicate.)

APPLICATION FOR RESERVATION OF NAME

REGISTERED OFFICE  
Milwaukee County, Wis.  
RECORDED AT 1225 M

5178453

TO: DOUGLAS LAFOLLETTE, Secretary of State  
State Capitol, Madison, WI 53702

JAN 13 1978  
REEL 1080 IMAGE 1580 to  
1583  
mil  
REGISTER OF DEEDS

The undersigned hereby requests that the following name be reserved for sixty days for corporate

use:

LAKE BRITTANY ESTATES HOMEOWNERS ASSOCIATION, INC.

(Name must include "Corporation" or "Incorporated" or "Limited" or the abbreviation of one of those words.)

\$5 fee is enclosed.

Reservation allowed,  
to date from

SIGN  
HERE

*Robert F. Rice*  
Applicant Attorney

PRINT  
applicant's  
name and full  
address here

Robert F. Rice  
McLario & Bernoski  
N88 W16783 Main Street  
Menomonee Falls, WI 53051

STATE OF WISCONSIN  
DEPARTMENT OF STATE  
FILED

DEC 27 1977

DOUGLAS LAFOLLETTE  
SECRETARY OF STATE

United States of America

REGISTER'S OFFICE  
DANE COUNTY, WIS.  
RECORDED ON

101931

REEL 265 IMAGE 932

State of Wisconsin—Department of State

1977 OCT -7 AM 8:48

To All to Whom These Presents Shall Come, Greeting:

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

- (☒) Articles of Incorporation    (☐) Amendment to Articles of Incorporation    (☐) Statement of Intent to Dissolve  
 (☐) Articles of Dissolution    (☐) Articles of Merger    (☐) Name reservation  
 (☐) Articles of Consolidation    (☐) Restated Articles    (☐) Change of Registered Office and/or Agent    OF

LAKE BRITTANY ESTATES HOMEOWNER'S ASSOCIATION, INC.

1019310

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

SEP 30 1977



Douglas H. Follotte

THIS MUST BE RECORDED WITH THE REGISTER OF DEEDS



## 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 is LAKE BRITTANY ESTATES HOMEOWNER'S ASSOCIATION, INC.

### ARTICLE II

The period of existence shall be perpetual.

### ARTICLE III

The purposes shall be to promote the health, safety and welfare for the residents of, and to control and set regulations for, a subdivision to be known as LAKE BRITTANY ESTATES, Waukesha County, Wisconsin, and such additions thereto as may hereafter be brought within the jurisdiction of this corporation in accordance with the provisions of the recorded covenants and restrictions applicable to said subdivision. Such additions, when properly made under the applicable covenants, shall extend the jurisdiction, functions, duties and membership of this corporation to such properties. The corporation shall have any and all powers, rights and privileges which a corporation organized under Chapter 181 of the Wisconsin Statutes may now or hereafter have or exercise.

### ARTICLE IV

Location of the principal office in Wisconsin is 6258 N. 103rd St., Milwaukee, WI 53225.

### ARTICLE V

Name of the initial registered agent is Julius Kaulfuerst.

### ARTICLE VI

Address of the initial registered agent is 6258 N. 103rd St., Milwaukee, WI 53225.

### ARTICLE VII

These articles may be amended in the manner authorized by law at the time of amendment, provided, however, that no amendment shall be effective to impair or dilute any rights of members that are governed by the recorded covenants and restrictions applicable to the property of which this corporation has jurisdiction which rights are part of the property interests vested thereby.

### ARTICLE IX

The number of directors shall be fixed by by-laws but shall not be less



## ARTICLE X

Every person or entity who is a record owner of a fee or undivided fee interest in every lot located within the property which is subject by covenants of record to assessment by the corporation, including contract sellers, shall be member of the corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the corporation. Ownership of such lot shall be the sole qualification for membership.

## ARTICLE XI

The corporation shall have two classes of voting membership:

Class A. Class A members shall be all owners of lots within the property with the exception of Homestead Properties, Inc. (the "developer") and shall be entitled to one vote for each lot owned. When more than one person holds an interest in a lot, all such persons shall be members. The vote for such lot will be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. The Class B member(s) shall be the developer, and shall be entitled to three votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) 5 Years after date of transfer of title to the first single family residential unit.

## ARTICLE XII

In the event of dissolution of this corporation, its assets shall be applied and distributed in the following order:

1. All liabilities and obligations of the corporation shall be paid, satisfied and discharged, or adequate provision shall be made therefor;
2. All remaining assets shall be granted, conveyed and assigned to any successor, other non-profit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable the same as these to which they were required to be devoted by this corporation. No such disposition of association properties or assets shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to the properties over which this corporation has jurisdiction unless made in accordance with the provisions of such covenants and deeds. If there be no such successor or other non-profit corporation, association, trust or other organization, then, all remaining assets shall be distributed to a charitable, religious, eleemosynary, benevo-

## ARTICLE XIII

The name and addresses of the initial Board of Directors are:

Julius Kaulfuerst  
Charles Henning  
Leo Grady

6258 N. 103rd St., Milwaukee, WI 53225  
7130 Maple Terrace, Wauwatosa, WI 53213  
10828 W. Hampton Ave., Milw., WI 53225

## ARTICLE XIV

The name and address of the incorporator are:

Julius Kaulfuerst

6258 N. 103rd St., Milwaukee, WI 53225

Executed in duplicate on the 26<sup>th</sup> day of August, 1977.

Julius Kaulfuerst  
Incorporator

STATE OF WISCONSIN)

) SS

COUNTY )

Personally came before me this 26 day of August, 1977  
the above named Julius Kaulfuerst  
known to me to be the person who executed the foregoing instrument, and  
acknowledge the same.

(SEAL)

Julie A. Hazzana  
Notary Public  
My Commission May, 1981

STATE OF WISCONSIN  
DEPARTMENT OF STATE  
FILED

SEP 30 1977  
DOUGLAS LAFOLLETTE  
SECRETARY OF STATE

THIS INSTRUMENT WAS DRAFTED BY:

Robert F. Rice of  
McLario & Bernoski  
N88 W16783 Main Street  
Menomonee Falls, WI 53051



Executed by the undersigned for the purpose of forming a corporation under Chapter 181 of the Wisconsin statutes, WITHOUT STOCK AND NOT FOR PROFIT.

#### ARTICLE I

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Name of the initial registered agent is Julius Kaulfuerst.

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Address of the initial registered agent is 6258 N. 103rd St., Milwaukee, WI 53225.

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These articles may be amended in the manner authorized by law at the time of amendment, provided, however, that no amendment shall be effective to impair or dilute any rights of members that are governed by the recorded covenants and restrictions applicable to the property of which this corporation has jurisdiction which rights are part of the property interests vested thereby.

#### ARTICLE IX

The number of directors shall be fixed by by-laws but shall not be less than three.



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6258 N. 103rd St., Milwaukee, WI 53225  
7130 Maple Terrace, Wauwatosa, WI 53213  
10828 W. Hampton Ave., Milw., WI 53225

Julius Kaulfuerst 6258 N. 103rd St., Milwaukee, WI 53225

Executed in duplicate on the 26<sup>th</sup> day of August, 1977.

Jackie Saulsberry  
Incorporator

STATE OF WISCONSIN)  
 ) SS  
COUNTY )

Personally came before me this 26 day of August, 1977  
the above named Julius Knaufnerst  
known to me to be the person who executed the foregoing instrument, and  
acknowledge the same.

(SEAL)

Julie A. Hazzana  
Notary Public  
My Commission May, 1981

STATE OF WISCONSIN  
DEPARTMENT OF STATE  
FILED  
SEP 30 1977  
DOUGLAS LAFOLLETTE  
SECRETARY OF STATE

Robert F. Rice of  
McLario & Bernoski  
N88 W16783 Main Street  
Menomonee Falls, WI 53051

MAIL RETURNED COPY TO:

McLario & Bernoski  
N88 W16783 Main St.  
Menomonee Falls, WI 53051