

2618993

TO BE RECORDED IN DANE COUNTY

REGISTER OF DEEDS
DANE COUNTY WI

94 JUL 22 AM 10: 31

NON-STOCK ARTICLES OF INCORPORATION

SOUTHBRIDGE HOMEOWNERS ASSOCIATION, INC.

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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.

FIRST: The name of the corporation is Southbridge Homeowners Association, Inc.

SECOND: The period of existence shall be perpetual.

THIRD: The corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the preservation, ownership, control, maintenance, improvement and order of common areas, if any, which may be owned or acquired by the corporation, within the Plat of Southbridge, Village of Waunakee, Dane County, Wisconsin, or elsewhere within the S 1/2 of the NW 1/4 of Section 16, and the SE 1/4 of the NE 1/4 of Section 17, Town 8 North, Range 9 East, Village of Waunakee, Dane County, Wisconsin, and to maintain a plat entrance sign and related equipment and features located on Outlot 1 of Southbridge. In furtherance of these purposes, the corporation shall have the power to:

(a) exercise all the powers and privileges and perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Restrictions and Conditions, as amended from time-to-time, (hereinafter referred to as the "Declaration") applicable to Southbridge and recorded in the office of the Register of Deeds of Dane County, Wisconsin, and under comparable instruments with regard to any lots for detached, single-family residences created by Donald C. Tierney and Joanne K. Tierney, husband and wife, or their successors or assigns, by means of plats or certified survey maps (excluding outlots) within the S 1/2 of the NW 1/4 of Section 16, and the SE 1/4 of the NE 1/4 of Section 17, Township 8 North, Range 9 East, Village of Waunakee, Dane County, Wisconsin, as amended from time-to-time, and recorded in the office of the Register of Deeds of Dane County, Wisconsin;

(b) fix, levy, collect and enforce payment by any lawful means, all charges and assessments pursuant to the terms of the Declaration and other comparable instruments referred to above, pay all expenses in connection therewith and all other expenses incident to the conduct of the business of the corporation,

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including all licenses, taxes or governmental charges levied or imposed against the property of the corporation;

(c) acquire, own, hold, improve, operate, maintain, convey, sell, lease, transfer, dedicate for public or utility use or otherwise dispose of real or personal property in connection with the affairs of the corporation;

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(d) have and exercise any and all powers, rights and privileges which a corporation organized under the Wisconsin Non-Profit Corporation Law by law may now or hereafter have or exercise; and

(e) establish rules and regulations concerning the common areas and the affairs of the corporation.

FOURTH: The record owner, whether one or more persons or entities, of the fee simple title to each platted lot (exclusive of outlots) within Southbridge, and the owner of any detached, single-family residential lot created hereafter by Donald C. Tierney and Joanne K. Tierney, or their successors or assigns, by plat or certified survey map within the S 1/2 of the NW 1/4 of Section 16, and the SE 1/4 of the NE 1/4 of Section 17, Township 8 North, Range 9 East, Village of Waunakee, Dane County, Wisconsin, shall be a member of the corporation, provided that as to any such lot which is the subject of a land contract wherein the purchaser is in possession, such person shall be a member instead of the vendor. Where more than one person holds an ownership interest in any lot, all persons holding such interest shall be members. Membership shall be appurtenant to and may not be separated from ownership of any lot to which membership is attributable.

FIFTH: Members shall be entitled to one vote for each lot (exclusive of outlots) as to which such membership is attributable. Where a lot is owned by one person, such person shall be entitled to the vote for such lot. Where more than one person holds an interest in a lot, the vote shall be exercised as such persons shall determine among themselves, but in no event shall more than one vote be cast with respect to any lot. There may be no split vote. Prior to the time of any meeting at which a vote is to be taken, each lot having co-owners shall file the name of the voting co-owner with the secretary of the corporation in order to be entitled to a vote at such meeting, unless such co-owners have filed a general voting authority applicable to all votes until rescinded. The rights of members to vote are further limited to the extent specified in the By-Laws. The voting rights of the members to amend the By-Laws are denied until such time as Declarant Control (as defined in the By-Laws) has expired or been terminated.

SIXTH: The principal office of the corporation is located in Dane County, Wisconsin. The address of such principal office is:

3564 Egge Road
DeForest, WI 53532

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SEVENTH: The name of the initial registered agent is Donald C. Tierney.

The address of the initial registered agent is:

3564 Egge Road
DeForest, WI 53532

EIGHTH: These Articles may be amended in the manner authorized by law at the time of amendment, except that the voting rights of the members are denied until such time as Declarant Control (as defined in the By-Laws) has expired or been terminated.

NINTH: The number of directors shall be fixed by By-Law, but the initial Board of Directors shall consist of three members. The manner of election or appointment of directors shall be fixed by By-Law.

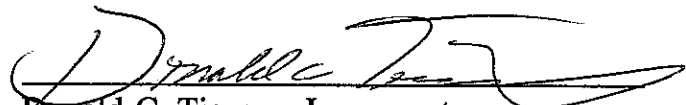
TENTH: The names and addresses of the initial board of directors are:

Donald C. Tierney	Joanne K. Tierney	Patrick L. O'Connor
3564 Egge Road	3564 Egge Road	3564 Egge Road
DeForest, WI 53532	DeForest, WI 53532	DeForest, WI 53532

ELEVENTH: The name and address of the incorporator is:

Donald C. Tierney
3564 Egge Road
DeForest, WI 53532

Executed in duplicate this 20 day of July, 1994.

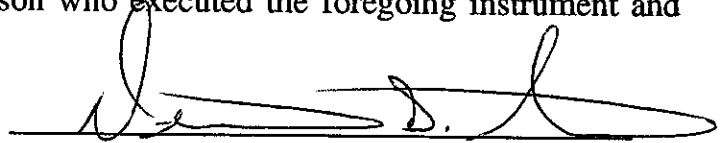

Donald C. Tierney, Incorporator

STATE OF WISCONSIN)
)
COUNTY OF DANE)

ss.

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Personally came before me, this 20 day of July, 1994, the above-named Donald C. Tierney, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public, Dane County, Wisconsin

My Commission: 5/4/97

This document drafted by
and to be returned to:
Michael J. Lawton
P.O. Box 1507
Madison, WI 53701

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