

ARTICLES OF INCORPORATION
CEDAR SPRINGS LAKE PROPERTY 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 1. The name of the corporation is CEDAR SPRINGS LAKE PROPERTY OWNERS ASSOCIATION, INC. hereinafter called the "Association".

Article 2. The period of existence shall be perpetual.

Article 3. The purpose shall be as follows: The Association does not contemplate pecuniary gain or profit to the members thereof and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residences, lots, outlots and the common areas, and other properties within that certain tract of property described as follows:

Cedar Springs - a subdivision located in the NW 1/4 of the SE 1/4, the SW 1/4* of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 34, Township 18 North, Range 11 East, Town of Marion, Waushara County, Wisconsin, and

Cedar Springs - a subdivision located in the NW 1/4 of the NE 1/4 of Section 3, Township 17 North, Range 11 East, Town of Neshkoro, Marquette County, Wisconsin.

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought into the jurisdiction into this association and for this purpose:

(a) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments against lot owners to pay all expenses in connection therewith and all office and other expense incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

(b) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

(c) Borrow money, and with the assent of two-thirds (2/3) of the entire number of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

(d) Dedicate, sell or transfer all or any part of its real property to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by members owning two-thirds (2/3) of the entire number of lots subject to the Covenants. No such dedication or transfer shall be effective unless an instrument has been signed by such members, agreeing to such dedication, sale or transfer.

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purpose or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the entire number of members.

(f) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Wisconsin by law may now or hereafter have or exercise.

Article 4. Location of the principal office in Wisconsin is Box 102, Neshkoro, Wisconsin 54960.

Article 5. Name of the initial registered agent is Ernest Sokie.

Article 6. Address of initial registered agent is Cedar Springs Drive, Neshkoro, Wisconsin 54960.

Article 7. Amendment of these Articles shall require the assent of members entitled to cast 2/3rds of the entire number of votes of the membership.

Article 8. The number of directors shall be three (3).

Article 9. The names and addresses of the initial Board of Directors:

Ernest Sokie Cedar Springs Drive, Neshkoro, WI 54960

Charles Gardetto 930 E. Holt Ave. Milwaukee, WI 53207

Thomas Schnuck Rt. 1, Neshkoro, WI 54960

Article 10. Any person or entity who is a record owner of a fee or undivided interest in a lot in the property described in Article 3 hereof, including contract buyers, shall be a member of the association. The foregoing is not intended to include persons or entities who own 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. Membership in the association is mandatory for all such persons or entities. Additional membership provisions may be set forth in the By-Laws. There shall be one class of membership and membership shall automatically terminate for any member who ceases to own property within the description set out in Article 3 hereof.

Article 11. The name and address of incorporator is: Howard E. Dutcher, P.O. Box 807, Wautoma, Wisconsin 54982 at 601 W. Cummings St.

Executed in duplicate on the 18th day of March, 1985.

Signed Howard E. Dutcher

State of Wisconsin)

ss

County of Waushara)

Personally came before me this 18th day of March, 1985, the above named Howard E. Dutcher, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Signed Ellen Olson
Ellen Olson
Notary Public, Waushara
My Commission Expires 12/15/85

This Document was Drafted by:
Attorney Howard E. Dutcher

REGISTER'S OFFICE

Marquette County, Wis.
Received for Record, the 27th day
Of March A.D. 1985 at 9:00 o'clock a.m.,
And recorded in Vol. 211 or Records on page 572
Signed- Bernice M. Wegner
State of Wisconsin
Filed
March 22, 1985

Douglas La Follette
Secretary of State