

DANE COUNTY
REGISTER OF DEEDS

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NON STOCK ARTICLES OF INCORPORATION

NORWAY ROAD ESTATES
HOMEOWNERS ASSOCIATION, INC.

Document Number

Document Title

002260

Recording Area

Name and Return Address

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**NON-STOCK ARTICLES OF INCORPORATION
NORWAY ROAD ESTATES HOMEOWNERS 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.

FIRST: The name of the corporation is Norway Road Estates Homeowners Association, Inc. (hereafter "Association").

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, including, but not limited to, private park and recreational facilities, and open space, and plat entrance sign(s) if developed or constructed by the Association, the Declarant (as defined below) or any other person, all within the Plat of Norway Road Estates, Town of Bristol, Dane County, Wisconsin. 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, Conditions and Easements, as amended from time-to-time (hereinafter referred to as the "Declaration"), applicable to the Plat of Norway Road Estates 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, 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, including, if constructed or developed by the Association, the Declarant or any other person, plat entrance signs(s);

(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 facilities, property and affairs of the Association.

FOURTH: The record owner, whether one or more persons or entities, of fee simple title to each platted lot (exclusive of outlots), within the Plat of Norway Road

Estates, shall be a member of the Association, 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, but such lot shall have only one vote. 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 or Town 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:

4607 Oak Springs Circle
DeForest, WI 53532

SEVENTH: The name of the initial registered agent is: William M. Paulson.

The address of the initial registered agent is:

4607 Oak Springs Circle
DeForest, WI 53532

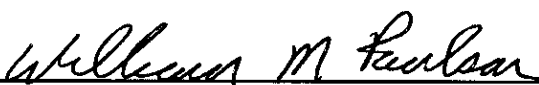
EIGHTH: These Articles may be amended in the manner authorized by law at the time of amendment, except that the voting rights of the members are denied until such time as Declarant Control or Town Control (as defined in the By-Laws) has expired or been terminated.

NINTH: The number of directors shall be fixed by By-Law, but the initial Board of Directors shall consist of three (3) members. The manner of election or appointment of directors shall be fixed by By-Law. The initial directors shall be selected by the incorporator.

TENTH: The name and address of the incorporator is:

William M. Paulson
4607 Oak Springs Circle
DeForest, WI 53532

Executed in duplicate this 1st day of June, 2004.



William M. Paulson, Incorporator

