

STATE OF WISCONSIN  
DEPARTMENT OF  
FINANCIAL INSTITUTIONS

**ARTICLES OF INCORPORATION  
OF**

2008 JAN 28 **LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION, INC.**

LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION, INC. a nonstock, nonprofit corporation organized under Chapter 181 of the Wisconsin Statutes, hereby adopts the following Articles of Incorporation:

**ARTICLE I**

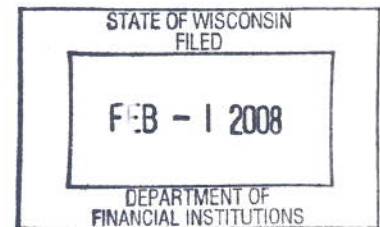
**NAME**

The name of the corporation is LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION, INC. (hereinafter referred to as the "Association").

**ARTICLE II**

**PERIOD OF EXISTENCE**

The period of existence of the Association is perpetual.



**ARTICLE III**

**PURPOSE**

The Association is organized to serve as an association of unit owners (as described in Section 703.15 of the Wisconsin Statutes) for LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION, INC. created under Chapter 703 of the Wisconsin Statutes, located in the City of Sheboygan, Sheboygan County, Wisconsin, and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized and permitted by Chapter 181 of the Wisconsin Statutes.

**ARTICLE IV**

**MEMBERS**

The Association shall have members. Membership provisions (including the designation of classes, if any, and the method of acceptance of members of each such class) shall be set forth in the By-laws of the Association (the "By-laws"). The respective voting rights of the members of the Association shall be as set forth in the By-laws and that certain Declaration of Condominium for LANDMARK SQUARE CONDOMINIUM, recorded in the office of the Sheboygan County Register of Deeds (the "Declaration").

WT - DFI CORP L044133  
FILE ID# ➔

## **ARTICLE V**

### **PRINCIPAL OFFICE**

The address of the principal office of the Association is Sheboygan Senior Community, Inc. The principal office is located at 930 North 6th Street, Sheboygan, Wisconsin 53081, in Sheboygan County, Wisconsin.

## **ARTICLE VI**

### **REGISTERED AGENT**

The name and address of the initial registered agent of the Association is: Michael Basch, 930 North 6th Street, Sheboygan, WI 53081.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a board of directors. The number of directors constituting the initial board of directors (the "Initial Directors") shall be three (3). Thereafter, the number and manner of election or appointment of directors and their terms of office shall be as provided in the By-laws. The names and addresses of the Initial Directors are as follows:

Michael Basch  
1023 Indian Mound Road  
Sheboygan, WI 53081

Fred A. Grube  
735 June Grass Court  
Plymouth, WI 53073

Roman Wagner  
1120 Aspen Court  
Kohler, WI 53044

## **ARTICLE VIII**

### **ACTION BY BOARD OF DIRECTORS WITHOUT A MEETING**

Any action required or permitted by these Articles or the By-laws to be taken by the board of directors of the Association may be taken without a meeting if a written consent, setting forth the action so taken, is signed by two-thirds (2/3) of the directors then in office.

**ARTICLE IX**  
**INCORPORATOR**

The name and address of the incorporator are  
Sheboygan Senior Community, Inc.  
930 North 6th Street  
Sheboygan, WI 53081

**ARTICLE X**  
**AMENDMENT OF ARTICLES AND BY-LAWS**

Any amendment to these Articles of Incorporation or the By-laws that alters or abrogates the rights of the Declarant (as defined in the Declaration) or the Declarant's successors or assigns shall be null, void, and of no force or effect unless it is approved in writing by the Declarant. This Article X may not be amended or deleted without the approval in writing of the Declarant.

Dated at Sheboygan, Wisconsin, this 24th day of January, 2008.

Sheboygan Senior Community, Inc.

By: *Jeffrey T. Mohr*  
Jeffrey T. Mohr, President

STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF SHEBOYGAN    )

Personally came before me this 24th day of January, 2008, Jeffrey T. Mohr, President, of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument for said Corporation by its authority.

*Nancy M. Fritz*  
Nancy M. Fritz  
Notary Public, Sheboygan County, WI  
My Commission: 11-13-11

THIS DOCUMENT DRAFTED BY:  
Attorney John N. Gunderson  
OLSEN, KLOET, GUNDERSON & CONWAY  
602 North 6th Street  
Sheboygan, WI 53081  
Telephone: 920-458-3701  
Facsimile: 920-459-2725

