

STATE OF WISCONSIN
DEPARTMENT OF FINANCIAL INSTITUTIONS
STATE OF WISCONSIN

2003 MAY -8 AM 10:48

ARTICLES OF INCORPORATION

These Articles of Incorporation are 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 **LONG VIEW POINT WATERFRONT COMMUNITY ASSOCIATION, LTD.**, hereinafter called "Association."

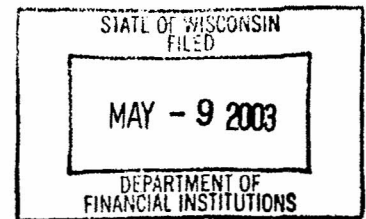
ARTICLE II

The period of existence shall be perpetual.

ARTICLE III

The purpose and powers of the Association are as follows: This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes which it is formed are to provide for maintaining, improving, policing and preserving five common piers and four wooden stairways and a 100 foot easement strip adjacent to Petenwell Lake and the property owned by the members of this Association located in the Town of Armenia, Juneau County, Wisconsin, and such additions thereto as may hereafter be brought within the jurisdiction of this Association; and to promote the health, safety and welfare of the members entitled to use the above-described property, and in fulfillment of this purpose to do the following:

- (a) fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Long View Point Declaration of Covenants, Conditions and Restrictions dated April 21, 2003 and recorded on April 25, 2003, at 1:30 p.m. as Document No. 620710 in the office of the Register of Deeds for Juneau County and pay all expenses in connection therewith and all



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office and other expenses 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 for the purpose of improving, repairing and maintaining the Common Facilities or any other property owned by the Association, and in aid thereof to mortgage any and all of its real or personal property as security for money borrowed or debts incurred;
- (d) grant easements and dedicate, sell or transfer all or any part of the Common Facilities to any such agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members;
- (e) participate in mergers, consolidations or contracts with other nonprofit corporations organized for the same purposes; and
- (f) have and exercise any and all powers, rights and privileges which a corporation organized under the Nonstock Corporation Law of the State of Wisconsin by law may now or hereafter have or exercise.

ARTICLE IV

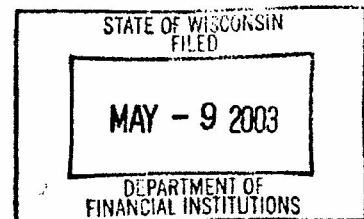
The principal office of the Association is located at 2825 Post Road, Stevens Point, Wisconsin 54481.

ARTICLE V

The initial registered agent of the Association is Scott R. Gruening.

ARTICLE VI

The address of the initial registered agent is 2825 Post Road, Stevens Point, Wisconsin 54481.



ARTICLE VII

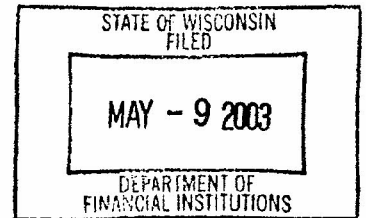
These Articles may be amended in the manner authorized by law at the time of amendment.

ARTICLE VIII

The affairs of this Association shall be managed by the Board of Directors who need not be members of the Association; except that the initial number of Directors, who shall serve until their successors are elected as provided in the By-laws, shall be three (3). The names and address of the persons who are initially to act in the capacity as Directors are:

Name

Address



Scott Gruening

2825 Post Road
Stevens Point, WI 54481

Keith J. Rusch

4825 North 60th Avenue
Wausau, WI 54401

Michael Wittry

3133 Oak Avenue
Stevens Point, WI 54481

ARTICLE IX

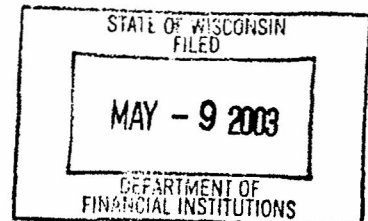
Every person or entity who is a beneficial owner of a Lot in the Long View Point subdivision, including contract buyers, shall be a member of the Association; provided, however, that persons or entities who hold an interest merely as security for the performance of an obligation shall not be deemed to be members by reason of such interest. Membership shall be appurtenant to and may not be separated from ownership of any such Lot which is subject to assessment by the Association. Membership in the Association is mandatory for all such persons and entities. Voting rights of members, including the designation of voting classes, shall be set forth in the By-laws of the Association.

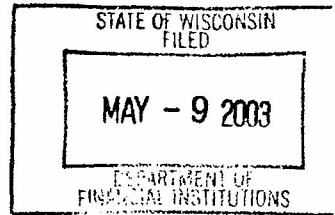
ARTICLE X

The Corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the net earnings, assets or surplus of the Corporation shall inure to the benefit of or be distributed to its members, directors, officers or any other private individual other than by a rebate of excess membership dues, fees or assessments. The Corporation may pay compensation in reasonable amounts to employees, members, directors or officers for services rendered and may confer benefits upon its members in conformity with its purposes and to the extent not prohibited in its By-laws.

ARTICLE XI

The members of the Association shall not be liable for Association obligations except as provided for and authorized under the Long View Point Declaration and the Articles of Incorporation and By-Laws of the **LONG VIEW POINT WATERFRONT COMMUNITY ASSOCIATION, LTD.**





ARTICLE XII

The name and address of the incorporator of the Association is:

Scott R. Gruening, 2825 Post Road
Stevens Point, Wisconsin 54481.

Executed in duplicate on the 30th day of April, 2003.

Scott R. Gruening

Scott R. Gruening

STATE OF WISCONSIN)
)ss
PORTAGE COUNTY)

Personally came before me this 30th day of April, 2003, the above-named Scott R. Gruening, the Assistant Vice President of Taylor Investment Corporation of Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Colleen M. Webster

Colleen M. Webster
Notary Public, Portage County, Wisconsin
My commission expires: February 29, 2004

This instrument was drafted by
& after filing should be returned to:

Atty. Walter G. Wefel, Jr.
Brazeau, Wefel, Kryshak & Nettesheim
262 West Grand Avenue - Floor 2
P.O. Box 639
Wisconsin Rapids, WI 54495-0639
1 (715) 423-1400

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