

# ARTICLES OF INCORPORATION

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  
River Heights Condominiums, Inc.

Article 2. The period of existence shall be  
perpetual.

Article 3. The purposes shall be to provide a flexible and reasonable procedure for  
the overall development of a residential condominium and the  
interrelationships of component residential associations, and  
to establish a method for the administration, maintenance,  
preservation, use and enjoyment of property.

Article 4. Location of the principal office in Wisconsin is  
*(Include street & number, city, state and ZIP code)*  
430 2nd Street, Hudson, Wisconsin 54016

Article 5. Name of the initial registered agent is  
Robert W. Mudge

Article 6. Address of the initial registered agent is  
*(Include street & number, city,  
state and ZIP code)*  
430 2nd Street, Hudson, Wisconsin 54016

Article 7. These articles may be amended in the manner authorized  
by law at the time of amendment.

Article 12. The name and address of incorporator (or incorporators) are:

NAME

ADDRESS  
(street & number, city, state and ZIP Code)

Robert W. Mudge

430 2nd Street, Hudson, WI 54016

Executed in duplicate on the 12th day of

January

19 83

All incorporators  
SIGN HERE

STATE OF WISCONSIN

County of St. Croix

} ss.

Personally came before me this 12th day of January A.D. 19 83

the above named Robert W. Mudge

to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public

My Commission expires is permanent

Notarial  
Seal

This document was drafted by

Robert W. Mudge  
(Name of Person)

Please print or type

See instruction M

READ THE INSTRUCTIONS ON THE REVERSE SIDE  
AND PLEASE FILL OUT THE RETURN ADDRESS BOX

## MANAGEMENT AND EMPLOYMENT CONTRACTS

At the present time, there are no management or employment contracts with any firm or individuals. However, as the condominium expands, such contracts may become necessary or desirable and the right to enter such contracts is hereby reserved to the Condominium Association and the Board of Directors.

## ANNUAL OPERATING BUDGET

The developer shall initially maintain the area in and around the condominium. The assessments charged to each unit owner will be no more than \$15.00 per month initially. This amount is subject to change upon expansion of the condominium, such expansion being the addition of unit buildings beyond the original two provided for in the original Declaration. There shall be the preparation of a estimated annual budget by the first Board of Directors elected as set forth in paragraph 26 of the By-Laws.

## EXPANSION PLANS

A description of the plans for expansion and the maximum number of units which may be added is included in the Declaration of the River Heights Condominium, Inc. on page 25 and is more fully described in the Plat annexed thereto as Exhibits A, B, C and D.