

**ARTICLES OF INCORPORATION  
OF  
PLEASANT VALLEY PRESERVE HOMEOWNERS ASSOCIATION, INC.  
(A Nonstock, Nonprofit Corporation) (the "Association")**

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 Association is PLEASANT VALLEY PRESERVE HOMEOWNERS ASSOCIATION, INC.

ARTICLE 2

The period of existence shall be perpetual.

ARTICLE 3

The purposes shall be as follows:

(a) To serve as an association of owners who own real estate and improvements in Pleasant Valley Preserve Subdivision, a residential subdivision located in the Town of Cedarburg, Ozaukee County, Wisconsin, as more particularly described on Exhibit A attached hereto and incorporated herein (such real estate and improvements being referred to herein as the "Subdivision"), subject to and in accordance with the terms and conditions set forth in the Declaration of Covenants, Conditions and Restrictions for Pleasant Valley Preserve Subdivision recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on November 2, 2005 as Document No. 0829911 (the "Declaration");

(b) To serve as a means through which the owners may provide for the maintenance, preservation and architectural control of the common areas, bike paths, recreational trails and lots within the Subdivision and to promote the health, safety and welfare of the lot owners, all in accordance with the Declaration;

(c) To fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all 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;

(d) To 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 the Subdivision (including, but not limited to, any common areas) in connection with the affairs of the Association;

(e) To enforce the Declaration by any means deemed appropriate by the Association;

(f) To purchase, sell and convey lots (including the improvements thereon) incident to foreclosure of a lien for any assessments and to acquire real estate as additional common areas;

(g) To enter and execute contracts, deeds, mortgages and documents on behalf of the Association which relate to any common area or improvements therefor including, without limitation, granting or assigning easement rights or other interests burdening any common area;

(h) To incur indebtedness on behalf of the Association and to execute drafts and other negotiable instruments;

(i) To employ the services of any person, firm, or entity to maintain the common areas, or to construct, install, repair or rebuild improvements thereon;

(j) To commence, prosecute, defend or be a party to any suit, hearing or proceeding (whether administrative, legislative or judicial) involving the enforcement of the Declaration or otherwise involving the exercise of any powers, duties or obligations of the Association;

(k) To adopt rules and regulations for the management, operation, use and enjoyment of the common areas, including fines or penalties which may be enforceable by special assessment against any owner or his/her family or guests violating such rules or regulations;

(l) To exercise all other powers necessary or incidental to maintain, repair, renew, restore or upgrade the common areas and operate the Association for the mutual use and enjoyment of all owners;

(m) To pay expenses of the Association as the same may be incurred and come due;

(n) To create an architectural control committee and pursue the purposes of the same under the Declaration;

(o) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration; and

(p) To have and to exercise any and all powers, rights and privileges a Wisconsin Nonstock Corporation organized under Chapter 181, Wisconsin Statutes, may now or hereafter have or exercise, subject to the terms and conditions of the Declaration.

ARTICLE 4

The location of the initial principal office is W61 N488 Washington Avenue, Cedarburg Wisconsin 53012.

ARTICLE 5

The name of the initial registered agent is S. Duane Stroebel, Jr.

ARTICLE 6

The address of the initial registered office is W61 N488 Washington Avenue, Cedarburg, Wisconsin 53012.

ARTICLE 7

The number of Directors shall be fixed by the by-laws of the Association, but shall not be less than three (3).

ARTICLE 8

MEMBERSHIP

Every owner of a lot in the Subdivision shall be entitled and required to be a member of the Association. If title to a lot is held by more than one person, each of such persons shall be members; however, there shall be only one vote for each lot owned in the Subdivision. An owner of more than one lot shall be entitled to one membership for each such lot owned by him. Each such membership shall be appurtenant to the lot upon which it is based and shall be transferred automatically by conveyance of that lot. No person or entity other than an owner of a lot or developer may be a member of the Association, and membership in the Association may not be transferred except in connection with the transfer of title to a lot.

ARTICLE 9

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

ARTICLE 10

The name and address of the incorporator is William R. Cummings, Reinhart Boerner Van Deuren s.c., 1000 North Water Street, Milwaukee, WI 53202.

Executed in duplicate the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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William R. Cummings

STATE OF WISCONSIN        )  
  )ss  
COUNTY OF MILWAUKEE    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005, above named William R. Cummings, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission: \_\_\_\_\_

This document was drafted by:

William R. Cummings, Esq.  
Reinhart Boerner Van Deuren s.c.  
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