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FROM: Nancy  
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14 PAGES

CORPORATE RECORD BOOK

OF

PATRIOT PARK CONDOMINIUM  
HOMEOWNER'S ASSOCIATION, INC.

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AUTHENTICATION OF CORPORATE

RECORD BOOK OF

PATRIOT PARK CONDOMINIUM  
HOMEOWNER'S ASSOCIATION, INC.

This is the official Corporate Record Book of Patriot Park Condominium Homeowner's Association, Inc. containing papers relating to the organization and incorporation of said Corporation under the Laws of the State of Wisconsin on the 19th day of September, 1995.

IN WITNESS WHEREOF, Harry E. Rozelle, being the incorporator of the Articles of Incorporation of said Corporation, and for the purpose of adoption and identification of this book, with the records contained therein, as the original Record Book of said Corporation, has hereunto subscribed incorporator's name and seal this 19th day of September, 1995.

(No Corporate Seal)

  
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DOCUMENTATION PAGE

OF

PATRIOT PARK CONDOMINIUM  
HOMEOWNER'S ASSOCIATION, INC.

Registered Agent: Harry E. Rozelle

Registered Office: 2665 Glen Creek Place  
Appleton, WI 54914  
(Outagamie County)

Date of Incorporation: September 19, 1995

Date of first commencing  
business as corporation: September 19, 1995

Authorized Shares: No shares of stock. This is a  
non-stock corporation.

Number of Directors: Four

Initial Directors:  
Harry E. Rozelle  
Ned T. Rozelle  
Harrison B. Rozelle  
Benjamin W. Rozelle

Fiscal Year: December 31, 1995, and  
each December 31st thereafter

Date of Annual Meeting: 1st Wednesday in November

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Form 14  
Secretary of State  
WISCONSIN  
(11, 92)

JAN 11 2006 1 10

1166827

*United States of America*

State of Wisconsin

OFFICE OF THE SECRETARY OF STATE

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

SEP 22 1985

AT 2:08  
O'CLOCK AM. P.M.  
GRACE HERB  
REGISTER OF DEEDS

TO: REGISTER OF DEEDS

Attached please find a duplicate of a document filed in my office on the date endorsed therein. It is furnished in compliance with sec. 181.67(2)(b), 185.82(2)(b) or other section of the Wisconsin Statutes specifying the recording of the document in your office.

*Douglas La Follette*DOUGLAS LA FOLLETTE  
Secretary of State**FOR EDUCATIONAL USE ONLY**[www.IsellFoxValleycondos.com](http://www.IsellFoxValleycondos.com)

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## ARTICLES OF INCORPORATION

OF

PATRIOT PARK CONDOMINIUM

HOMEOWNER'S ASSOCIATION, INC.

The undersigned, a natural person of the age of eighteen (18) years or more, for the purpose of forming a non-profit, non-stock corporation under the provisions of Chapter 181, Wisconsin Statutes, as amended, does adopt the following Articles of Incorporation:

1. Name. The name of the Corporation shall be:  
Patriot Park Condominium Homeowner's Association, Inc.

2. Period of Existence. The period of existence of the Corporation shall be perpetual.

3. Purposes. This Corporation is organized and shall be operated exclusively as a condominium homeowner's association, and other non-profitable purposes. No part of the net earnings of this Corporation shall inure to the benefit of any private shareholder, individual or member.

4. Classification. The Corporation is a corporation as defined in Sections 181.02(4) and (8), Wisconsin Statutes, being a Non-stock Corporation, that is, a corporation, no part of the income which is distributable to its members, shareholders or officers, except as permitted under Section 181.18, Wisconsin Statutes.

5. Principal Office. The address of the principal office of the Corporation is:

2665 Glen Creek Place  
Appleton, WI 54914  
(Outagamie County)

6. Registered agent and Registered agent's Address: The name and address of the registered agent of the Corporation is:

Harry E. Rozelle  
3185 Sunrise Drive  
Appleton, WI 54915

WIS SEC-STATE

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7. Initial Directors: the number of initial directors is Four (4). Thereafter, the number of directors shall be number as fixed from time to time by the By-Laws of the Corporation. The names and addresses of the initial directors are as follows:

Harry E. Rozelle  
2185 Sunrise Dr.  
Appleton, WI 54915

Ned T. Rozelle  
N1435 Fairwinds Dr.  
Greenville, WI 54942

Harrison B. Rozelle  
W6831 Appletrce Ct.  
Greenville, WI 54942

Benjamin W. Rozelle  
2465 N. Lynndale Dr.  
Appleton, WI 54914

8. Membership. The Corporation may have one or more classes of members. the designation of such class or classes of membership, qualifications, rights and method of acceptance of members of each class shall be as set forth and provided in the By-laws of the Corporation.

Pursuant to Chapter 181.13, the initial By-laws of the Corporation shall be adopted by the Board of Directors.

9. Officers. Officers of the Corporation shall be President, Vice President, Secretary, Treasurer. The election or appointment of officers shall be in a manner set forth in the by laws adopted by the Corporation.

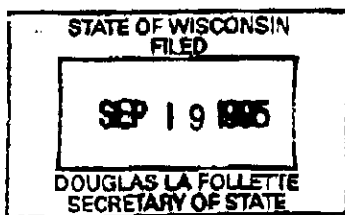
10. Corporate Seal. This Non-Stock, Non-Profit Corporation shall have no Corporate seal.

11. Dissolution. Upon the dissolution or other termination of the Corporation, the assets of the Corporation shall be applied and distributed pursuant to Section 181.51, Wisconsin Statutes.

12. Incorporator. The name and address of the incorporator is Harry E. Rozelle, 2185 Sunrise Dr., Appleton, Wisconsin 54915.

13. Amendment of articles of Incorporation. These Articles of Incorporation may be amended in any manner lawful under the Wisconsin Non-Stock, Non-Profit Corporation Law, provided that the amendment does not substantially change the original purpose or purposes of this Corporation.

Dated this 11<sup>th</sup> day of September, 1995.



*Harry E. Rozelle*  
Harry E. Rozelle

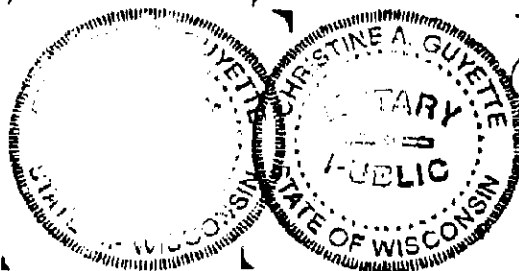
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STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF OUTAGAMIE )

Personally came before me this 1<sup>st</sup> day of September, 1995, the above-named Harry E. Rotelle, to me known to be the person who executed the foregoing instrument and acknowledged the same.



THIS INSTRUMENT DRAFTED BY:  
Harry E. Rotelle, Incorporator  
2185 Sunrise Drive  
Appleton, WI 54915  
(920) 734-7388

Not. Returned Copy to Incorporator.

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DATE: SEPTEMBER 19, 1995

CORP I.D.# P031351

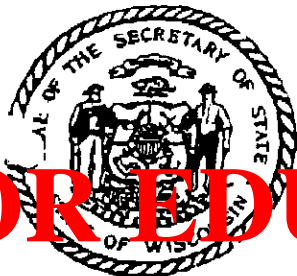
OFFICE OF THE SECRETARY OF STATE

CERTIFICATE OF INCORPORATION  
of

PATRIOT PARK CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.

The STATE OF WISCONSIN hereby grants to said organization the powers and privileges conferred upon it by Chapter 181 of the Wisconsin Statutes, for the pursuit of any purpose lawful under said Chapter, except as may be further limited in its articles of incorporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date above written.



DOUGLAS La FOLLETTE  
Secretary of State

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**ANNUAL REPORT** Corporations filing articles of incorporation under Chapters 180, 181 or 185 of the Wisconsin Statutes are required to file an annual report with the Secretary of State.

**Forms to Use** Ch. 181 corporations use Form 17 and business corporations (Ch. 180) and cooperative associations (Ch. 185) use Form 16. Blank report forms are mailed to the corporation c/o its registered agent and office of record with the Secretary of State, and are distributed during the calendar quarter in which the report is due.

**When to File** The DUE DATE is fixed by the date the articles of incorporation were originally filed. An original filing date of May 26 falls within the second calendar quarter, and the DUE DATE for the report of that corporation, for example, will be June 30, the last day of that calendar quarter. The first report of a corporation is due in the year following that in which it files its articles of incorporation.

**Where to File** By mail, to WISCONSIN CORPORATION ANNUAL REPORT, at the address indicated on the report form, or at the Office of the SECRETARY OF STATE, 30 W. Mifflin, Madison.

**REGISTERED OFFICE AND REGISTERED AGENT** Corporations are required to maintain a registered office and agent in Wisconsin. The initial registered office and agent were established in the articles of incorporation, and a specific procedure must be followed in order to change that designation. Form 13 (for Ch. 180), Form 113 (for Ch. 181) and Form 204-13 (for Ch. 185) may be used to file a change of registered office and/or agent. Forms available upon request from SECRETARY OF STATE, P.O. Box 7846, Madison, WI, 53707.

The above requirements are statutory, and further it is important that the office and agent designations be kept current, as annual report forms, notices and other official communications are directed to the corporation or cooperative through the registered/principal office and agent of record.

**REPORTING REQUIREMENT FOR CHARITABLE ORGANIZATIONS THAT SOLICIT CONTRIBUTIONS.** Notice is hereby given, pursuant to s. 181.32(2), Wis. Stats., that a NONSTOCK, NONPROFIT corporation engaged as a charitable organization and soliciting contributions is subject to reporting requirements with the Wisconsin Dept. of Regulation & Licensing, pursuant to Ch. 440 of the Wisconsin Statutes. Please call or write the following for further information and filing requirements: WISCONSIN DEPT. OF REGULATION & LICENSING, Attn: Charitable Organizations, P. O. Box 8935 Madison, WI 53708. Phone (608) 266-0829.



## ARTICLES OF INCORPORATION

OF

Patriot Park Condominium

Homeowner's Association, Inc.

The undersigned, a natural person of the age of eighteen (18) years or more, for the purpose of forming a non-profit, non-stock corporation under the provisions of Chapter 181, Wisconsin Statutes, as amended, does adopt the following Articles of Incorporation:

1. Name. The name of the Corporation shall be:  
Patriot Park Condominium Homeowner's Association, Inc.
2. Period of Existence. The period of existence of the Corporation shall be perpetual.
3. Purposes. This Corporation is organized and shall be operated exclusively as a condominium owners association, and other non-profitable purposes. No part of the net earnings of this Corporation shall inure to the benefit of any private shareholder, individual or member.
4. Classification. The Corporation is a corporation as defined in Sections 181.22(4), and (8), Wisconsin Statutes, being a Non-stock Corporation, that is, a corporation, no part of the income which is distributable to its members, directors or officers, except as permitted under Section 181.28, Wisconsin Statutes.
5. Principal Office. The address of the principal office of the Corporation is:  
  
2665 Glen Creek Place  
Appleton, WI 54914  
(Outagamie County)
6. Registered agent and Registered agent's Address: The name and address of the registered agent of the Corporation is:  
  
Harry E. Rozelle  
2185 Sunrise Drive  
Appleton, WI 54915

7. Initial Directors: the number of initial directors is Four (4). Thereafter, the number of directors shall be number as fixed from time to time by the By-Laws of the Corporation, The names and addresses of the initial directors are as follows:

Harry E. Rozelle  
2185 Sunrise Dr.  
Appleton, WI 54915

Ned T. Rozelle  
N1435 Fairwinds Dr.  
Greenville, WI 54942

Harrison B. Rozelle  
W6831 Appletree Ct.  
Greenville, WI 54942

Benjamin W. Rozelle  
2465 N. Lynndale Dr.  
Appleton, WI 54914

8. Membership. The Corporation may have one or more classes of members, the designation of such class or classes of membership, qualifications, rights and method of acceptance of members of each class shall be as set forth and provided in the By-laws of the Corporation.

Pursuant to Chapter 181.13, the initial By-laws of the Corporation shall be adopted by the Board of Directors.

9. Officers. Officers of the Corporation shall be President, Vice President, Secretary, Treasurer. The election or appointment of officers shall be in a manner and for such terms as set forth in the by laws adopted by the Corporation.

10. Corporate Seal. This Non-Stock, Non-Profit Corporation shall have no Corporate Seal.

11. Dissolution. Upon the dissolution or other termination of the Corporation, the assets of the Corporation shall be applied and distributed pursuant to Section 181.51, Wisconsin Statutes.

12. Incorporator. The name and address of the incorporator is Harry E. Rozelle, 2185 Sunrise Dr., Appleton, Wisconsin 54915.

13. Amendment of articles of Incorporation. These Articles of Incorporation may be amended in any manner lawful under the Wisconsin Non-Stock, Non-Profit Corporation Law, provided that the amendment does not substantially change the original purpose or purposes of this Corporation.

Dated this 12 day of September, 1995.

  
Harry E. Rozelle

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF OUTAGAMIE )

Personally came before me this 12 day of September, 1995, the above-named Harry E. Rozelle, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Christine A. Guyette  
Outagamie, Notary Public  
State of Wisconsin  
My Commission expires 5/12/96.

THIS INSTRUMENT DRAFTED BY:  
Harry E. Rozelle, Incorporator  
2185 Sunrise Drive  
Appleton, WI 54915  
(414) 347-7555

Mail returned copy to Incorporator

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*Kathie Doe's copy*

## BYLAWS OF

## ASSOCIATION OF UNIT OWNERS OF PATRIOT PARK CONDOMINIUM

1. NAME: The name of the Association shall be Association of Unit Owners of Patriot Park.
2. PRINCIPAL OFFICE: The principal office of the Association shall initially be 2665 Glen Creek Place, Appleton, Wisconsin, but may be modified by the Association at any time. All books and records of the Association shall be kept at its principal office.
3. The Association shall be incorporated. Cost of incorporating shall be shared by the owners. Its affairs shall be managed by the unit owners who shall have full power to levy and collect, according to the provisions of Chapter 703 Stats., the declaration and these bylaws, regular and special assessments for common expenses; to use and expend the assessments collected to maintain, repair, replace care for and preserve the units and property except those portions thereof which are required to be maintained and preserved by the unit owners and for other common expenses; to acquire and replace equipment required for the maintenance, care and preservation referred to herein; to enter into and upon the units when necessary with as little inconvenience to the owners as possible in connection with said maintenance care and preservation; to insure and keep insured said property against public liability and to purchase such other insurance as the association may deem advisable; to collect delinquent assessments by suit or otherwise; abate nuisances and join or seek damages from the unit owners for violations of these bylaws and the declaration; to employ and compensate such personnel as may be required for the maintenance and preservation of the property and to enforce these bylaws and the declaration; to make reasonable rules and regulations for the occupancy of the units and use of the common areas and facilities; to acquire rent or lease units in the name of the Association; to contract for management of the condominium; to maintain legal actions as necessary.
4. MEETINGS: Meetings shall be held whenever called by any four of the unit owners on at least three days written notice to the other unit owners, Business shall be conducted only when six unit owners are present and shall be conducted as the owners see fit. The unit owners shall elect annually, a V.P. president and secretary and treasurer to conduct the affairs of the Association. To elect an officer six votes will be required, to remove an officer six votes shall be required. Each unit owner shall be a member of the Association and membership in the Association shall be limited to unit owners. Membership

the Association may be transferred only as an incident to the transfer of the transferor's unit and the transferor's undivided interest in the common areas and facilities of the condominium. Such transfer shall be subject to the procedures set forth in the declaration.

5. VOTES: All unit owners shall be entitled to one vote. There shall be no fractional votes. If a unit is owned by more than one owner, the vote attributable to that unit shall not be counted if the owners are not unanimous. The majority of the unit owners shall be sufficient for any action to be taken by the Association and to make any amendments to this set of bylaws. In the event that there is a condominium lien filed against any unit, the unit owner shall have his vote suspended until said lien is satisfied. Any lien filed against a unit will be subordinate to the first mortgage.

6. LIENS: The Association shall be entitled to enforce the provisions of these bylaws and the declaration and to assess unit owners for the necessary charges of the condominium. In the event of default by more than thirty (30) days, the Association shall be entitled to place a condominium lien against the premises in accordance with the declaration and Chapter 703 Stats. Any dispute that cannot be resolved shall be submitted for binding arbitration.

7. INITIAL RULES:

(A) Units shall be used only for residential purposes.

(B) Unit owners shall not use or permit the use of their premises in any manner which would be injurious to the reputation of the condominium.

(C) The use of the unit and the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the declaration shall be consistent with existing law and the declaration to which these bylaws become a part.

(D) Common areas and facilities shall not be obstructed, littered, defaced or misused in any manner.

(E) No structural changes or alterations shall be made in any unit without prior written consent of the Association.

(F) No outdoor clotheslines may be erected and nothing shall be hung or exposed on any part of the common areas and facilities.

(G) Common walks and other areas and facilities shall be kept free from rubbish, debris and other unsightly materials and shall not be obstructed, littered, defaced or misused in any manner.

(H) Unit owners shall not do any work which would jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement or hereditament without first obtaining in every such case the consent of the other owner.

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(I) No recreational vehicles shall be left outside the garage, no unused cars shall be stored on the property. Unit owners may only park vehicles on their driveway and in the parking spaces provided.

(J) The establishment of a reserve fund shall be nonrefundable until and unless the condominium is disbanded under the provisions of Chapter 703 Stats., however its accumulation, as well as any other portion of the annual budget may be changed at any time both parties agree that it is desirable.

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