

ARTICLES OF INCORPORATION

TABLE OF CONTENTS

	Page
ARTICLE I – Name	C2
ARTICLE II – Period of Existence	C2
ARTICLE III – Purpose	C2
ARTICLE IV – Members	C2
ARTICLE V – Principal Office	C3
ARTICLE VI – Registered Agent	C3
ARTICLE VII – Board of Directors	C3
ARTICLE VIII – Action by Board of Directors Without a Meeting	C3
ARTICLE VIX – Number of Units.....	C3
ARTICLE X – Description of Units	C3
ARTICLE XI – Percentage of Interest	C4
ARTICLE XII – Meeting Date	C4
Landmark Square/Notary Public Signature.....	C4

**ARTICLES OF INCORPORATION
OF
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

A3 & B4 -- The name of the corporation is LANDMARK SQUARE CONDOMINIUM OWNER’S ASSOCIATION, INC. (hereinafter referred to as the “Association”).

ARTICLE II

PERIOD OF EXISTENCE

A3 -- The period of existence of the Association is perpetual.

ARTICLE III

PURPOSE

A3 & B4 -- 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

A9 & B4 -- 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”).

ARTICLE V

PRINCIPAL OFFICE

B4 -- The address of the principal office of the Association is Landmark Square Condominium Owner's Association, Inc. The principal office is located at 832 North 6th Street, Sheboygan, Wisconsin 53081, in Sheboygan County, Wisconsin.

ARTICLE VI

REGISTERED AGENT

NEW -- The name and address of the registered agent of the Association is Melanie Arthurs, Site Coordinator, 832 North 6th Street, Sheboygan, Wisconsin 53081

ARTICLE VII

BOARD OF DIRECTORS

B6 -- The affairs of the Association shall be managed by a board of directors. The number of directors constituting the board of directors shall be five (5). Thereafter, the number and manner of election or appointment of directors and their terms of office shall be as provided in the By-laws.

ARTICLE VIII

ACTION BY BOARD OF DIRECTORS WITHOUT A MEETING

B6 -- 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, is signed by two-thirds (2/3) of the directors then in office.

ARTICLE VIX

NUMBER OF UNITS

A3 – The building shall contain seventy (70) units.

ARTICLE X

DESCRIPTION OF UNITS

A5 – The seventy (70) units shall be separately designated by an identifying number. The number of units on second floor is twenty (20).

ARTICLE XI

PERCENTAGE OF INTEREST

A7 – The fraction of interest owned in common elements by each unit shall be one-seventieth (1/70th) or a percentage of 1.43.

XII

MEETING DATE

B5 – The annual meeting date shall be the first Saturday in December.

Dated at Sheboygan, Wisconsin, this 14th day of February, 2022 .

Landmark Square Condominium Owner’s Association, Inc.

By: James R. Holmes
President

STATE OF WISCONSIN)
) ss.
COUNTY OF SHEBOYGAN)

Personally came before me this 14th day of February, 2022,
James R. Holmes, 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.

/S/ Eugene F. Hodson

Notary Public, Sheboygan County, WI
My Commission: Permanent