



State of Wisconsin  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
Division of Corporate & Consumer Services

**FILING FEE \$35.00**  
 OPTIONAL EXPEDITED SERVICE + \$25.00

FORM **102**

**Nonstock Corporation  
Articles of Incorporation**

Chapter 181.0202 Wis. Stats.

The corporation is incorporated under Ch. 181 of the Wisconsin Statutes.

Article 1. Name of the corporation: Oakbridge Community Services Association, Inc.

Article 2. Mailing address of the initial principal office: 26 Stonehedge Court  
(Ref. s. 181.0103(19)) (Mailing Address)

Madison, WI 53717  
(City, State and Zip Code)

Article 3. Street address of the initial registered office: 26 Stonehedge Court  
(Ref. s. 181.0501) (Street Address)

Madison, WI 53717  
(City, State and Zip Code)

Article 4. Name of the initial registered agent located at above registered office: Ron Hay

Article 5. Please select one of the statements:  The corporation will have members  The corporation will NOT have members

Article 6. Is the corporation authorized to make distributions under s. 181.1302 (4)?  Yes  No

Article 7. This document was drafted by: Abigail Darwin

Article 8. Name and address of each incorporator: (attach additional pages if needed)  
Abigail Darwin  
(Name of Incorporator)

7846 W. Oakbrook Circle  
(Street Address)  
Madison, WI 53717  
(City, State, Zip)

REPORTING REQUIREMENTS NOTIFICATION  
provided pursuant to s. 181.0203(3), Wis. Stats.

Regulation of Charitable Organizations - A nonstock corporation operating as a "charitable organization" and soliciting contributions, may be subject to additional regulation under s. 202.12 of the Wisconsin Statutes and may be obliged to register and file financial reports with our Division of Banking, Licensed Financial Services Bureau. Additional information is available at [www.wdfl.org](http://www.wdfl.org) or by calling 608-267-1711.

Abigail Darwin  
Incorporator's Signature



OFFICE USE ONLY

OPTIONAL

Article 9. State the delayed effective date of the Articles of Incorporation under s. 181.0123(2). N/A (MM/DD/YYYY)

Article 10. Other Provisions and Purpose Statement: (attach additional pages as needed)  
See attached.

Article 11. Name and address of the initial directors: (minimum of three, attach additional pages as needed)

<u>See attached.</u> (Name)	_____ (Name)
_____ (Street Address)	_____ (Street Address)
_____ (City, State, Zip)	_____ (City, State, Zip)
	_____ (Name)
	_____ (Street Address)
	_____ (City, State, Zip)

Contact information:

<u>Abigail Darwin</u> (Name)	
<u>7846 W. Oakbrook Circle</u> (Street Address)	<u>608-334-4971</u> (Phone Number)
<u>Madison, WI 53717</u> (City, State and Zip Code)	<u>akdarwin@gmail.com</u> (Email Address)

Submit this form along with the non-refundable filing fee of \$35.00 to the address listed below. Make remittance payable to the Department of Financial Institutions. Optional expedited service: The non-refundable expedited service fee of \$25.00 is in addition to the filing fee required for this document to be processed, and provides the document will be processed in an expeditious manner. **For answers to frequently asked questions, please see: Form 102 Instructions**

*This form may be used to accomplish a filing with the department. Information requested may be used for secondary purposes. This document can be made available in alternate formats upon request to qualifying individuals with disabilities.*

**Mailing Address:**  
State of WI – Dept. of Financial Institutions  
Box 93348  
Milwaukee WI 53293-0348

**Physical Address for Express Mail/Courier:**  
Department of Financial Institutions  
Division of Corporate & Consumer Services  
201 W. Washington Ave – Suite 300  
Madison WI 53703

**Contact Information**  
Phone: 608-261-7577  
Web: [www.wdfl.org](http://www.wdfl.org)  
TTY: 711



Article 10. Other Provisions and Purpose Statement.

(a) The period of existence of the Corporation shall be perpetual.

(b) The purposes for which this Corporation is organized are in general to provide for maintenance, preservation and architectural control of the lots and Common Area of property in Dane County, Wisconsin described in the Declaration of Covenants and Restrictions, hereinafter called the "Declaration," and any additions thereto as may hereafter be brought within the jurisdiction of this Corporation (all hereinafter called the "Properties") and to promote the health, safety and welfare of the residents within the Properties, including, but not thereby limiting by such enumeration, the following purposes:

(i) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association (being the same entity as this Corporation and this Corporation may hereinafter alternatively be referred to by such designation) as set forth in the Declaration and all Supplementary Declarations applicable to the Properties and recorded in the Office of Register of Deeds of Dane County, Wisconsin and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(ii) Fix, levy, collect and enforce payment by any lawful means, 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 Properties of the Association;

(iii) 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;

(iv) Borrow money, and as provided in the Declaration, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(v) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members are set forth in the Declaration;

(vi) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, as provided in the Declaration;

(vii) Educate residents of the Properties about the covenants, restrictions, rights, obligations, assessments and architectural standards described in the Declaration;

(viii) Have and to exercise any and all powers, rights and privileges which a corporation

organized under the Wisconsin Nonstock Corporation Law by law may now or hereafter have or exercise.

(c) No substantial part of the activities of the Association shall be devoted to attempting to influence legislation by propaganda or otherwise within the meaning of the proscriptive provisions of the Internal Revenue Code. The Association shall not directly or indirectly participate in or intervene in (including the publishing or distributing of statements) any political campaign on behalf of or in opposition to any candidate for public office.

(d) Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, shall be a member of the Association except that as to any lot which is the subject of a land contract wherein the purchaser is in possession, the term "Owner" shall refer to such person instead of the vendor. Every lessee of a living unit on any lot who holds a written lease having an initial term of at least 12 months shall be a member of the Association. The classes of membership and the respective rights of members are set forth in the By-Laws.

(e) The Corporation does not contemplate pecuniary gain or profit to its members, directors or officers. No dividends or pecuniary profits or liquidating dividends or distributions shall be declared or paid by or from the Corporation to its members, directors or officers. However, 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 these Articles, the Declaration and its By-Laws.

(f) This Corporation may be dissolved with the assent given in writing and signed by not less than 75% of each class of members. Upon dissolution, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate nonprofit public agency to be used for purposes similar to those for which the Corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

(g) Amendment of these articles shall require the consent of 75% of each class a members.

(h) Invalidation of any of these Articles or sections of Articles by judgment, court order or change of law shall in no way affect any other provisions which shall remain in full force and effect.

Article 11. Names and addresses of the initial directors:

Ron Hay  
26 Stonehedge Ct.  
Madison, WI, 53717

Jeff Wilson  
7934 W Oakbrook Cir.  
Madison, WI, 53717

Nancy Kern  
6 Sandy Ct.  
Madison, WI, 53717

Abigail Darwin  
7846 W Oakbrook Cir.  
Madison, WI, 53717

Dan Gronemus  
22 Stonehedge Ct.  
Madison, WI, 53717

Katherine Holt  
7942 W Oakbrook Cir.  
Madison, WI, 53717

Barb Prigge  
7817 E Oakbrook Cir.  
Madison, WI, 53717



For Office



**State of Wisconsin**

**Department of Financial Institutions**

***Endorsement***

**ARTICLES OF INCORPORATION - Ch. 181**

**OAKBRIDGE COMMUNITY SERVICES ASSOCIATION, INC.**

**Received Date: 5/2/2017**

**Filed Date: 5/3/2017**

**Filing Fee: \$35.00**

**Entity ID#: O033195**

**Total Fee: \$35.00**