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TO
ARTICLES OF
THE VILLAS AT CHRISTMAS MOUNTAIN

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ARTICLES
THE VILLAS AT CHRISTMAS MOUNTAIN ASSOCIATION

We, the undersigned, hereby associate ourselves together for the purpose of forming a Non-Profit Association under the laws of the State of Wisconsin, and hereby certify as follows:

ARTICLE I.

The name of the Association shall be;
THE VILLAS AT CHRISTMAS MOUNTAIN ASSOCIATION

ARTICLE II.

The general purpose of this Non-Profit Association shall be as follows: to be the "Association" for the operation of the Condominium known as The Villas At Christmas Mountain, and as such Association, to operate and administer said Condominium and carry out the functions and duties of said Condominium, as set forth in the Declaration of Condominium establishing said Condominium and Exhibits annexed thereto. The Association may also be the Association for the operation of additional Condominiums which may be created at Christmas Mountain, Wisconsin.

ARTICLE III.

All persons who are Owners of Condominium Parcels within said Condominiums shall automatically be members of this Association. Such membership shall automatically terminate when such person is no longer Owner of a Condominium Parcel. Membership in the Association shall be limited to such Condominium Parcel Owner.

Persons who own interests in Condominium Parcels under a Time Sharing Plan, as defined in the By-Laws of this Association shall be members of this Association, their rights and duties to be as defined in the Declaration of Condominium.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said Condominiums among the Public Records of Sauk County, Wisconsin.

ARTICLE IV.

This Association shall have perpetual existence.

ARTICLE V.

The names and residences of the subscribers to these Articles are as follows:

- | | |
|--------------|--|
| Kenn R. Keim | 12995 Cleveland Avenue, Suite 274
Fort Myers, Florida 33907 |
| LuAnne Keim | 12995 Cleveland Avenue, Suite 274
Fort Myers, Florida 33907 |
| Donna Sage | 12995 Cleveland Avenue, Suite 274
Fort Myers, Florida 33907 |

ARTICLE VI.

Section 1. The affairs of the Association shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors and for filling vacancies on the Directorate, shall be established by the By-Laws.

Section 2. The principal Officers of the Association shall be: President; Vice-President; Secretary; Treasurer (the last two Officers may be combined) who shall be elected from time to time, in the manner set forth in the By-Laws adopted by the Association.

ARTICLE VII.

The name of the Officers who are to serve until the first election of Officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

Kenn R. Keim	President
Donna Sage	Vice-President
LuAnne Keim	Secretary/Treasurer

ARTICLE VIII.

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

Kenn R. Keim
Donna Sage
LuAnne Keim

ARTICLE IX.

The By-Laws of the Association shall initially be made and adopted by its first Board of Directors.

Prior to the time the property described in Article II hereinabove has been submitted to Condominium Ownership by the recording of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.

After the property described in Article II hereinabove has been submitted to Condominium Ownership by recording of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or by a duly convened special meeting of the membership, by vote, as follows:

A. If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority vote of the total membership to be adopted.

B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by three-fourths (3/4ths) of the total vote of the membership.

ARTICLE X.

Amendments to these Articles may be proposed by any member or Director and shall be adopted in the same manner as is provided for the Amendment of the By-Laws as set forth in Article IX above. Said Amendment(s) shall be effective when a copy thereof, together with an attached Certificate of its approval by the membership, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice-President.

ARTICLE XI.

This Association shall have all all powers granted to it by the Declaration of Condominium and Exhibits annexed thereto, including the power to contract for the management of the Condominiums and recreational facilities.

ARTICLE XII.

There shall be no dividends paid to any of the members, nor shall any part of the income of the Association be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements as a result of performing

services, such excess shall be applied against future expenses, etc. The Association may pay compensation in a reasonable amount to its members, Directors and Officers for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

Membership in the Association and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the Owners of Parcels in said Condominium property shall be as set forth in the Declarations of Condominium and/or By-Laws.

ARTICLE XIII.

The street address of the initial registered office of this Association is Wisconsin Dells, Wisconsin, and the name of the initial registered agent of this Association at that address is DAVID BIDGOOD.

IN WITNESS WHEREOF, the Subscribers hereto have hereunto set their hands and seals this 22nd day of October, 1984.

Kenn R. Keim (SEAL)
KENN R. KEIM

Luanne Keim (SEAL)
LUANNE KEIM

Donna Sage (SEAL)
DONNA SAGE

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STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared KENN R. KEIM, LUANNE KEIM and DONNA SAGE, being by me first duly sworn, acknowledged that they executed the foregoing Articles of The Villas at Christmas Mountain Association, a Wisconsin Corporation not for profit, for the purposes therein expressed.

WITNESS my hand and Official Seal, at the State and County aforesaid, this 22 day of October, 1984.

Deanna R. Hallatt
Notary Public
My Commission Expires:

Notary Public, State Of Florida At Large
My Commission Expires Aug. 15, 1988
Bonded By SAECO Insurance Company of America