



State of Wisconsin

Department of Financial Institutions**Corporations Bureau****Form 102 - Nonstock Corporation Articles of Incorporation****Name of Corporation**

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

Article 1 Name of Corporation: The Oaks at Schmitt Farms Community Association, Inc.

Article 2 Principal Office

Mailing Address: W178 N9912 Rivercrest Drive Suite 101
City: Germantown
State: WI
Zip Code: 53022

Article 3 Registered Agent

Registered Agent Individual: Theresa Weitermann
Name of Entity:
Street Address: W178 N9912 Rivercrest Drive Suite 101
City: Germantown
State: WI
Zip Code: 53022
Email: teri@bjcompanies.com

Select Statement

Article 4 Select one statement: The corporation will have members
Article 5 Is this corporation authorized to make distributions under the statute?: No
This document was drafted by: Theresa Weitermann

Article 6 Incorporator

Name: Theresa Weitermann
Street Address: W178 N9912 Rivercrest Drive Suite 101
City: Germantown
State: WI
Zip Code: 53022

Incorporator Signature

I understand that checking this Yes

box constitutes a legal
signature:

Incorporator Signature: Theresa Weitermann

Article 7 Optional Articles

The purpose(s) for which the
corporation is incorporated: Operate and Manage Homeowners
association

Delayed Effective date:

Article 8 Directors

Optional Contact Information

Name: Theresa Weitermann
Address: W178 N9912 Rivercrest Drive Suite 101
City: Germantown
State: WI
Zip Code: 53022
Phone Number: 262-345-5622
Email Address: teri@jbjcompanies.com

Endorsement

Received Date: 10/31/2025
Entity ID: T117200