

**ARTICLES OF INCORPORATION OF  
JUNCTION POINT CONDOMINIUM ASSOCIATION, INC.  
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ARTICLES OF INCORPORATION  
OF  
JUNCTION POINT CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, being a natural person over the age of 21 years and acting as incorporator of a nonstock, nonprofit corporation under the provisions of the Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, do hereby adopt the following as the Articles of Incorporation of such corporation:

ARTICLE I

Name

The name of the Corporation shall be "Junction Point Condominium Association, Inc."

ARTICLE II

Period of Existence

The period of existence of the Corporation shall be perpetual.

ARTICLE III

Purposes

The purposes for which this corporation is organized are as follows:

(a) To serve as an association of unit owners under the Wisconsin Condominium Ownership Act who own certain residential property located in Dane County, State of Wisconsin (the "Property") subject to the terms and conditions of the Declaration (as the same may be amended from time to time, the "Declaration") of the Junction Point Condominium (the "Condominium") as recorded in the Office of the Register of Deeds of Dane County, Wisconsin;

(b) To serve as a means through which the unit owners may collectively and efficiently manage, maintain, reconstruct, care for and/or make additions to the Condominium Property in accordance with the Wisconsin Condominium Ownership Act and the Declaration; and

(c) To engage in any lawful activity related to the foregoing within the purposes for which a nonstock, non-profit corporation may be organized under the Wisconsin Statutes, subject to the Wisconsin Condominium Ownership Act and the Declaration.

ARTICLE IV

Powers

The Corporation shall have all of the powers enumerated in the Wisconsin Nonstock Corporation Law, to the extent not inconsistent with the Wisconsin Condominium Ownership Act, the Declaration and the Bylaws of the Corporation.

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ARTICLE V

Members

There shall be one class of members designated as "unit owners." The rights and qualifications of members are set forth in the Declaration and in the Bylaws of the Corporation.

ARTICLE VI

Principal Office and Registered Agent

The location of the principal office of the Corporation shall be 7609 Elmwood Avenue, Suite 201, Middleton, Wisconsin 53562, and the registered agent shall be Robert L. Niebauer. The address of the registered agent is 7609 Elmwood Avenue, Suite 201, Middleton, Wisconsin 53562.

ARTICLE VII

Amendments

These Articles may be amended by the agreement of those members to which at least sixty-seven percent (67%) of the votes in the Corporation appertain and in the manner provided by the Wisconsin Condominium Ownership Act.

ARTICLE VIII

Directors

The number of directors of the Corporation shall be fixed in the Bylaws of the Corporation and in no event shall be less than three. The manner in which directors shall be elected, appointed and removed shall be set forth in the Bylaws of the Corporation.

The number of directors constituting the initial Board of Directors shall be three.

ARTICLE IX

Incorporator

The name and address of the incorporator of the Corporation is:

Robert L. Niebauer

7609 Elmwood Avenue, Suite 201  
Middleton, Wisconsin 53562


ARTICLE X  
Nonprofit

The Corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the net earnings, assets or surplus of the Corporation shall inure to the benefit of or be distributed to its members, directors, officers or any other private individual other than by a rebate of excess membership dues, fees or assessments. 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 its Bylaws.

ARTICLE XI  
Liability

The members shall not be liable for the obligations of the Corporation except as provided for and authorized under the Declaration.


Executed this 4<sup>th</sup> day of February, 2005.

  
Robert L. Niebauer, Incorporator

STATE OF WISCONSIN    )  
                                  )    SS  
DANE COUNTY            )

Personally came before me this 4<sup>th</sup> day of February, 2005, the above-named Robert L. Niebauer, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.

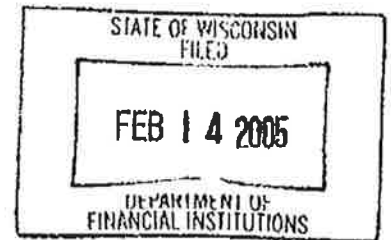


  
Name: Antonina Prestigiacomo  
Notary Public, State of Wisconsin  
My commission expires is permanent

This document was drafted by and should be returned after filing to Antonina Prestigiacomo, Foley & Lardner, Verex Plaza, 150 East Gilman Street, Madison, Wisconsin 53703-1481.

Articles of Incorporation  
Chapter 181

\$35.00 AP



2/14/05  
414135  
\$35.00

Jackie Sulecki  
Tolley & Lander  
PO Box 1497  
Madison WI 53701