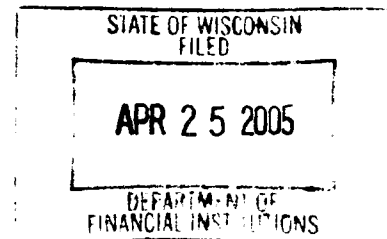


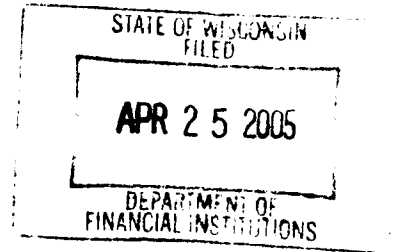
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**ARTICLES OF INCORPORATION  
OF**

**ASHBURY WOODS CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being a natural person over the age of eighteen (18) years and acting as incorporator for the purpose of forming a non-stock, non-profit corporation under the provisions of Chapter 181 of the Wisconsin Statutes (the "Law"), does hereby adopt these Articles of Incorporation.

**ARTICLE I  
NAME**

The name of the corporation shall be the ASHBURY WOODS CONDOMINIUM ASSOCIATION, INC. (the "Association").

**ARTICLE II  
PERIOD OF EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE III  
PURPOSES**

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

(a) To serve as an association of unit owners who own real estate and improvements under the condominium form of use and ownership as provided in Chapter 703 of the Wisconsin Statutes as the same may be amended, renumbered or renamed from time to time (the "Act"), and subject to the terms and conditions of the Declaration of Condominium (the "Declaration") of Ashbury Woods Condominiums (the "Condominium") as recorded in the office of the Register of Deeds for Dane County, Wisconsin;

(b) To provide for the administration, maintenance, preservation and control of the Condominium in accordance with and in furtherance of the Declaration created under and pursuant to the Act; and

(c) To engage in any lawful activity within the purposes for which a non-stock, non-profit corporation may be organized under the Law, subject to the Act and the Declaration.

ARTICLE IV  
MEMBERS AND VOTING

The Owner of each Unit (as defined in the Declaration) shall automatically be a member of this Association upon becoming such Owner and shall remain a member hereof until such time as his/her or its ownership ceases for any reason, at which time his/her or its membership in this Association shall automatically cease. The respective rights and qualifications of each of the members of this Association are set forth in the By-Laws of this Association. As set forth in the Declaration, the Owner of a Unit shall be the holder of the fee simple title to such Unit, unless the Unit is subject to a land contract, in which event the Owner shall be the holder of the purchaser's interest in such land contract.

ARTICLE V  
PRINCIPAL OFFICE AND REGISTERED AGENT

The location of the principal office of the Association shall be 8500 Greenway Boulevard, Suite 200, Middleton, Wisconsin 53562, and the initial registered agent shall be Gallina Real Estate, Inc. at the above address.

ARTICLE VI  
DIRECTORS

The number of directors of the Association shall be fixed by the By-Laws but in no event shall be less than three (3). The manner in which the directors shall be elected, appointed or removed shall be provided in the Declaration and By-Laws of the Association.

The number of the directors constituting the initial Board of Directors shall be three (3), and the names and addresses of the initial directors are:

Joseph R. Gallina	8500 Greenway Boulevard, Suite 200 Middleton, Wisconsin 53562
Thomas Brooke	8500 Greenway Boulevard, Suite 200 Middleton, Wisconsin 53562
Dawn Hendrickson	8500 Greenway Boulevard, Suite 200 Middleton, Wisconsin 53562

ARTICLE VII  
INCORPORATOR

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

Larry K. Libman  
Axley Brynson, LLP  
2 East Mifflin Street  
Madison, WI 53703

ARTICLE VIII  
AMENDMENTS

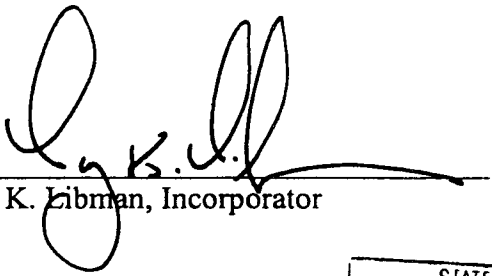
Amendment of these Articles of Incorporation shall require the assent of seventy-five percent (75%) of the entire membership of the Association.

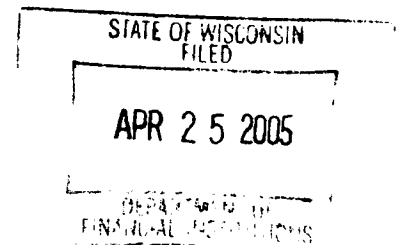
ARTICLE IX  
STOCK, DIVIDENDS AND DISSOLUTION

The Association shall not have or issue shares of stock. No dividend shall ever be paid to members of the Association and no part of the assets or surplus of the Association shall be distributed to its members, directors or officers. The Association 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.

The Association may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, all of its assets, after payment of its liabilities, shall be distributed to the members of the Association in accordance with their respective undivided percentage interest in the Common Elements.

Executed in duplicate on this 22 day of APRIL, 2005.

  
\_\_\_\_\_  
Larry K. Libman, Incorporator



# ACKNOWLEDGMENT

STATE OF WISCONSIN     )  
                                      ) SS  
COUNTY OF DANE         )

Personally came before me, this 22 day of April, 2005, the above named Larry K. Libman, to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged that he executed the same for the purposes therein contained.

Angel M. Holland  
Notary Public, State of Wisconsin  
My commission expires: July 9, 2006

This document was drafted by  
and should be returned to:  
Larry K. Libman, Esq.  
AXLEY BRYNELSON, LLP  
2 East Mifflin Street  
Post Office Box 1767  
Madison, WI 53701-1767

