

V30703P 72

**ARTICLES OF INCORPORATION**  
**OF**  
**CONSERVANCY CREEK CONDOMINIUM ASSOCIATION, INC.**  
**(A Wisconsin Nonstock, Nonprofit Corporation)**

03:43

*A Condominium Community*

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**ARTICLES OF INCORPORATION**  
**OF**  
**CONSERVANCY CREEK CONDOMINIUM ASSOCIATION, INC.**

(A Wisconsin Nonstock, Nonprofit Corporation)

**THIS INSTRUMENT** is executed by the undersigned for the purpose of forming a Nonstock, Nonprofit Corporation under Chapter 181 of the Wisconsin Statutes ( the "Nonstock Corporation Law").

**ARTICLE I**

- 1.00 NAME.** The name of this corporation shall be *Conservancy Creek Condominium Association, Inc.* ("Association").

**ARTICLE II**

- 2.00 PERIOD OF EXISTENCE.** The period of existence of the Association shall be perpetual unless dissolved pursuant to then existing provisions of the Wisconsin Statutes.

**ARTICLE III**

- 3.00 PURPOSE.** This Association is organized for the purpose of serving as the *Association of Unit Owners* as that term is defined in Chapter 703, Wisconsin Statutes (1991-92) or as amended (the "Act"), for the *Conservancy Creek Condominiums* in Monona, Wisconsin. The Association purpose shall be to manage and operate the property and to exercise the power, carry out the responsibilities and otherwise engage in any lawful activity authorized and permitted by the *Act, the Declaration, the Bylaws, and the Nonstock Corporation Law.*

**ARTICLE IV**

- 4.00 POWERS.** To carry out the purposes for which the Association is organized, the Association shall have those general powers granted pursuant to §§ 181.04 and 703.15(3), Wis. Stats. (1991-92) or as amended thereafter. In exercising those powers, the Association may establish and maintain its qualification as a "condominium management association" as defined under § 528 of the Internal Revenue Code as amended from time to time.

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ARTICLE V

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- 5.00 MEMBERSHIP.** There shall be one (1) class of members. Such members shall be all persons who are Unit Owners and, in the event of termination of the Condominium, shall be those persons who are members at the time of such termination, their successors or assigns. The owners of a unit shall be entitled to a total of one (1) vote per unit. Change of membership shall be established by recording the instrument which gives constructive notice of the conveyance to the new Unit Owner in the public records of Dane County, Wisconsin, and by delivering a copy of such instrument to the Association; thereupon, the prior Unit Owner ceases to be a member and the new Unit Owner becomes a member. As specified in the *Condominium Declaration*, "Unit Owner" shall include a land contract purchaser, if any.

ARTICLE VI

- 6.00 BOARD OF DIRECTORS.** The affairs of the Association shall be managed by a Board of Directors who need not be members of the Association until such time as the Declarant ceases to control the Association at which time not more than one (1) of the directors may be a nonmember of the Association. The number, qualifications, manner of election, term, and removal of Directors shall be prescribed by the *Bylaws*; provided, however, at no time shall the number of directors authorized be less than three (3).

The names and addresses of the initial Board of Directors are:

Mark J. Stauffacher  
2317 International Lane - Suite 111  
Madison, Wisconsin 53704

Joyce A. Stauffacher  
2317 International Lane - Suite 111  
Madison, Wisconsin 53704

Thomas D. Arnot  
2317 International Lane - Suite 111  
Madison, Wisconsin 53704

ARTICLE VII

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- 7.00 **PRINCIPAL OFFICE AND REGISTERED AGENT AND OFFICE.** The principal office of this Association shall be 2317 International Lane - Suite 111, Madison, Wisconsin 53704. The Initial Registered Agent of the Corporation shall be Mark J. Stauffacher and his address is 2317 International Lane - Suite 111, Madison, Wisconsin 53704.

ARTICLE VIII

- 8.00 **INCORPORATORS.** The name and address of the Incorporators of the Association are as follows:

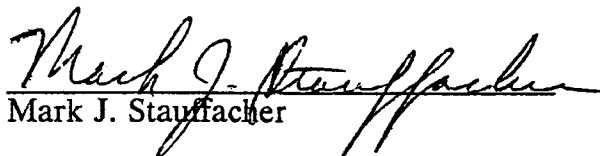
Mark J. Stauffacher  
2317 International Lane - Suite 111  
Madison, Wisconsin 53704

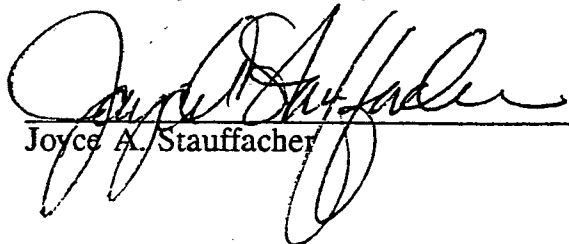
Joyce A. Stauffacher  
2317 International Lane - Suite 111  
Madison, Wisconsin 53704

IN WITNESS WHEREOF, we have set our hand and seal at Madison, Wisconsin, this 5<sup>th</sup> day of June, 1995.

**CONSERVANCY CREEK CONDOMINIUM  
ASSOCIATION, INC.**

**SUBSCRIBERS:**

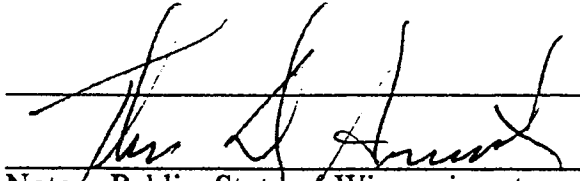
  
Mark J. Stauffacher

  
Joyce A. Stauffacher

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF DANE )

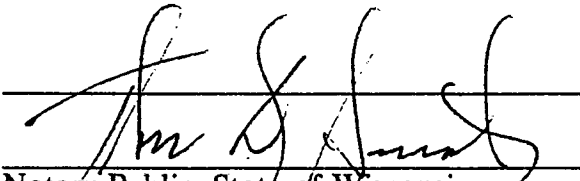
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On this 5<sup>th</sup> day of June, 1995, Mark J. Stauffacher, being first duly sworn and to me personally known, acknowledged that he executed the above document for the purposes recited therein.

  
Notary Public, State of Wisconsin  
My Commission: 15 permanent

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF DANE )

On this 5<sup>th</sup> day of June, 1995, Joyce A. Stauffacher, being first duly sworn and to me personally known, acknowledged that he executed the above document for the purposes recited therein.

  
Notary Public, State of Wisconsin  
My Commission: 15 permanent

THIS DOCUMENT DRAFTED BY  
AND SHOULD BE RETURNED TO:

*Attorney Thomas D. Arnot*  
2317 International Lane - Suite 111  
Madison, Wisconsin 53704  
ph. (608) 244-8343  
fax (608) 244-9299

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