ARTICLES OF INCORPORATION

The operation of a condominium is governed by the Association, of which each unit owner is a member. Powers, duties and operation of an association are specified in its Articles of Incorporation.

Form 103 - Sec. State

UNITED STATES OF AMERICA

The State of Wisconsin

DATE: March 15, 1984

OFFICE OF THE SECRETARY OF STATE

TO ALL TO WHOM THESE PRESENTS SHALL COME:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that, on the date above written, Articles of Incorporation of

Danell Heights Condominium Association, Inc.

were filed in my office under the provisions of Chapter 181 of the Wisconsin Statutes, for an organization to be formed

WITHOUT STOCK AND NOT FOR PROFIT.

THE STATE OF WISCONSIN does hereby grant unto said organization the powers and privileges conferred upon such organization by the Wisconsin Statutes for the pursuit of any purposes lawful under Chapter 181 of the Wisconsin Statutes except as such purposes may be further limited in said Articles.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on

March 29, 1984

Douglas La Follette

DOUGLAS La FOLLETTE
Secretary of State

SEE REVERSE FOR MORE INFORMATION

ARTICLES OF INCORPORATION
OF
DANELL HEIGHTS CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, being a natural person over the age of 21 years and acting as incorporator of a nonstock, non-profit corporation under the provisions of the Wisconsin Non-stock 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 Danell Heights 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 Waukesha County, State of Wisconsin (the "Property") subject to the terms and conditions of the Declaration of Condominium as the same may be amended from time to time (the "Declaration") for Danell Heights Condo-minium (the "Condominium") as recorded in the office of the Register of Deeds for Waukesha 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 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 Non-stock Corporation Law, Chapter 181 of the Wisconsin Statutes, subject to the Wisconsin Condominium Ownership Act and the Declaration.

ARTICLE IV

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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 By-Laws of the Corporation including, without limitation, the following:

(a) To exercise exclusive management and control of the common elements described in the Declaration;

(b) To operate, repair, replace, reconstruct, protect, maintain and/or make additions to the common elements as described in the Declaration;

(c) To purchase, lease or otherwise acquire units on behalf of all the unit owners and to sell, lease, mortgage, vote the votes appurtenant to, and otherwise deal with said units so acquired on behalf of all the unit owners;

(d) To hire, engage or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs and the maintenance and operation of the Property;

(e) To determine, levy and collect assessments against the unit owners and use the proceeds thereof in the exercise of its powers and duties including, without limitation, the payment of operating expenses of the Corporation and the common expenses relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements described in the Declaration;

(f) To purchase insurance on the Property and insurance for the benefit of the Corporation and its members;

(g) To adopt and amend rules and regulations governing the use and operation of the Property;

(h) To enforce by legal means the provisions of the Wisconsin Condominium Ownership Act, the Declaration, the By-Laws of the Corporation and any rules and regulations governing the use and operation of the Property;

(i) To establish and maintain one or more accounts for deposit and withdrawal of the funds of the Corporation; and

(j) To do all things necessary or convenient to effectuate the purposes of the Corporation.

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 By-Laws of the Corporation.

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ARTICLE VI

Principal Office and Registered Agent

The location of the principal office of the Corporation shall be W136 N7706 North Hills Drive, Menomonee Falls, Waukesha County, WI 53051, and the initial registered agent shall be Donald S. Arenson. The address of the initial registered agent is W136 N7706 North Hills Drive, Menomonee Falls, WI 53051.

ARTICLE VII

Directors

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

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

Donald S. Arenson
c/o W136 N7706 North Hills Drive
Menomonee Falls, WI 53051

Theodore Koenigs
c/o W136 N7706 North Hills Drive
Menomonee Falls, WI 53051

James Michel
c/o W136 N7706 North Hills Drive
Menomonee Falls, WI 53051

ARTICLE VIII

Incorporator

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

Bruce T. Block, Esq.
c/o Reinhart, Boerner, Van Deuren
Norris & Rieselbach, s.c.
1800 Marine Plaza
Milwaukee, Wisconsin 53202

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ARTICLE IX

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 By-Laws.

Executed in duplicate this 13th day of March, 1984.

Bruce T. Block

Bruce T. Block, Incorporator

State of Wisconsin)
: SS
Milwaukee County)

Personally came before me this 13th day of March, 1984, the above-named Bruce T. Block, 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.

( ).
Notary Public, State of Wisconsin
My commission is permanent.

This instrument was drafted by Bruce T. Block.

Please return to: Bruce T. Block, Esq.
1800 Marine Plaza
Milwaukee, WI 53202

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STATE OF WISCONSIN
FILED

MAR 15 1984

DOUGLAS LA FOLLETTE
SECRETARY OF STATE