

COPY

THE MANSIONS CONDOMINIUM
ARTICLES OF INCORPORATION OF
THE MANSIONS CONDOMINIUM UNIT
OWNERS ASSOCIATION, INC.

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Filed the _____ day of _____,
2004, Department of Financial Institutions.

2004 JUN 14 AM 9:03

**ARTICLES OF INCORPORATION
OF**

THE MANSIONS CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

The undersigned incorporator of a corporation organized under the Wisconsin Non-Stock Corporation Law, Chapter 181, Wisconsin Statutes, hereby adopts the following Articles of Incorporation.

ARTICLE I - NAME

The name of this Corporation is The Mansions Condominium Unit Owners Association, Inc., and shall be referred to herein as the Association.

ARTICLE II - PERIOD OF EXISTENCE

The Association shall have perpetual existence unless dissolved pursuant to provisions of the Wisconsin Statutes then in effect.

ARTICLE III - PURPOSE

The Association is organized and shall be operated exclusively for the purpose of the acquisition, construction, management, maintenance and care of Association property as defined in the Declaration of Condominium for The Mansions Condominium and to do any other act permitted by said Declaration and Chapter 703, Wisconsin Statutes, as both shall be amended from time to time.

ARTICLE IV - POWERS

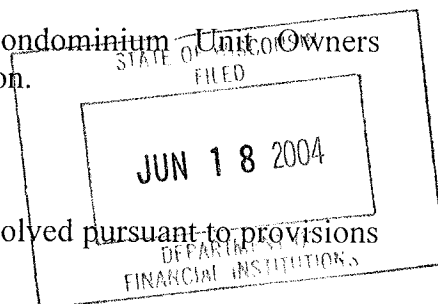
To carry out the purposes for which the Association is organized, it shall have the powers granted by Chapter 181 of the Wisconsin Statutes and Section 703.15(3), Wisconsin Statutes, as from time to time amended. In exercising these powers, the Association shall establish and maintain its qualification as a Condominium Management Association under Section 528, of the Internal Revenue Code, as amended from time to time.

ARTICLE V - MEMBERSHIP

There is a single class of members of the Association whose qualifications and rights shall be prescribed by the By-Laws and the Declaration of Condominium, as amended from time to time.

ARTICLE VI - BOARD OF DIRECTORS

The affairs of the Association shall, subject to the provisions of the By-Laws and Declaration for The Mansions Condominium, be managed by a Board of Directors. The



number, qualifications, manner of election and term of directors shall be prescribed by the Bylaws and Declaration for The Mansions Condominium, provided that at no time shall the number of directors authorized be less than three (3).

ARTICLE VII - INITIAL BOARD OF DIRECTORS

Names and addresses of the members of the Initial Board of Directors are:

Thomas L. Frydenlund 6425 Odana Road Madison, Wisconsin 53719	President
Charles L. Elliott 8605 Fairway Place Middleton, WI 53562	Vice-President
William S. Roche 6425 Odana Road Madison, WI 53719	Secretary-Treasurer

ARTICLE VIII - PRINCIPAL OFFICE: REGISTERED AGENT

The location of the principal office of the Association is 6425 Odana Road, Madison, Wisconsin 53719. The initial registered agent of the Association is Thomas L. Frydenlund at the initial registered office of the Association of 6425 Odana Road, Madison, Dane County, Wisconsin 53719.

ARTICLE IX - INCORPORATOR

The name and business address of the Incorporator is:

Vernon J. Jesse, 2 East Mifflin Street, Suite 800, Madison, Wisconsin 53703.

ARTICLE X - DISTRIBUTION OF NET EARNINGS

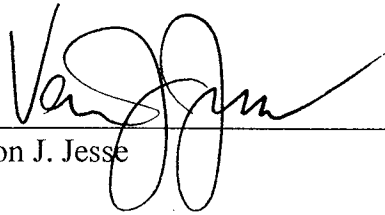
No part of the net earnings of this Association shall inure to the benefit of or be distributable to any individual; except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered, to make payments and distributions in furtherance of its purposes, and to rebate excess assessments.

ARTICLE XI - AMENDMENTS

These Articles may be amended or repealed and new articles may be adopted at any meeting of the members by a three-fourths (3/4) affirmative vote of the total membership; provided the text of any such proposed change was included in the notice of the meeting.

IN WITNESS WHEREOF, the aforesaid incorporator has executed the foregoing Articles of Incorporation in duplicate, this 10th day of June, 2004.

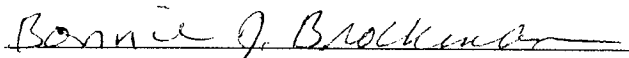
(NO CORPORATE SEAL)



Vernon J. Jesse

STATE OF WISCONSIN)
) ss.:
COUNTY OF DANE)

Personally came before me this 10th day of June, 2004, the above named, Vernon J. Jesse, to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged the same.



Notary Public, State of Wisconsin
My Commission: expires 10/21/2007

These Articles were drafted by
Attorney Vernon J. Jesse
MURPHY DESMOND S.C.
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