ARTICLES OF INCORPORATION

OF

MAYBERRY HILL CONDOMINIUM ASSOCIATION, INC.

These Articles of Incorporation are executed by the undersigned for the purpose of forming a Wisconsin nonstock corporation under Chapter 181 of the Wisconsin Statutes.

ARTICLE 1
Name of Corporation

The name of the Corporation is MAYBERRY HILL CONDOMINIUM ASSOCIATION, INC.

ARTICLE 2
Organization

The corporation is organized under Chapter 181 of the Wisconsin Statutes.

ARTICLE 3
Principal Office/Registered Agent

The principal office of the corporation is located at 7940 North 81st Street, Milwaukee, WI 53223. The registered agent of the corporation is Russell J. Maticek, Sr., who is located at 7940 North 81st Street, Milwaukee, WI 53223.

ARTICLE 4
Membership

The corporation shall have one class of members; the designation of such class and the qualifications, rights, and method of acceptance of the members of such class shall be as set forth in the by-laws.

ARTICLE 5
Directors

The manner of electing directors shall be provided in the by-laws. The number of directors shall be fixed from time to time as provided in the by-laws but shall not be less than three.

ARTICLE 6
Incorporator

The incorporator is Russell J. Maticek, Sr., who is located at 7940 North 81st Street, Milwaukee, WI 53223.

ARTICLE 7
Purposes

Purposes for which this corporation is organized are as follows:

(a) To serve as an association of unit owners of Mayberry Hill Condominium (the "Condominium") who own real estate and improvements under the condominium form of use and ownership, as provided in the Condominium Ownership Act (the "Act") under the laws of the State of Wisconsin and subject to the terms and conditions of the Declaration of Condominium Ownership of Mayberry Hill Condominium, which shall be recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin (the "Declaration");

(b) To serve as a means through which the unit owners may collectively and efficiently administer, manage, operate and control the Condominium's property in accordance with the Act and the Declaration; and

(c) To engage in activity included in the Act and the Declaration within the purposes for which a non-stock, non-profit corporation may be organized under the Wisconsin Non-Stock Corporation Law.

ARTICLE 8
Powers

The corporation shall have all of the powers enumerated in the Act, the Declaration, its by-laws, and to the extent not inconsistent with the foregoing, the Wisconsin Non-Stock Corporation Law.

ARTICLE 9
Prohibition on Issuance of Stock
and Payment of Dividends

This corporation shall not have or issue shares of stock and shall not pay dividends.

ARTICLE 10
Dissolution

Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

RESOLVED, that the funds of the corporation may be deposited in and accounts for the corporation may be opened at such bank as the officers of the corporation may designate;

FURTHER RESOLVED, that the printed resolutions supplied by such bank be attached hereto and be deemed resolutions of this corporation, duly adopted by the Board of Directors;

RESOLVED, that the corporation shall not have a corporate seal;

RESOLVED, that the Secretary of this corporation is hereby directed to file this Consent of Directors in the Minutes of the corporation.

Dated as of the 12 day of MARCH, 2005.

Russell J. Maticek, Sr.

Russell J. Maticek, Jr.

Dennis R. Gritzmacher, Jr.