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**ARTICLES OF INCORPORATION
OF**

**MISSION LAKES CONDOMINIUM ASSOCIATION, INC.
A Wisconsin Non-Stock, Non-Profit Corporation**

The undersigned, being a natural person over the age of twenty-one (21) years and acting as incorporator of a non-stock, non-profit corporation under the provisions of the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, does hereby adopt the following as and for the Articles of Incorporation of such corporation:

**ARTICLE I
NAME**

The name of the Corporation shall be **Mission Lakes Condominium Association, Inc.**

**ARTICLE II
PERIOD OF EXISTENCE**

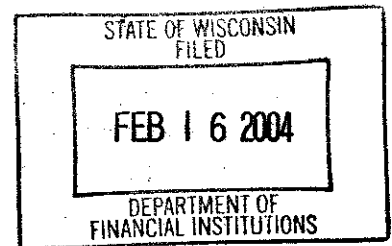
The period of existence of the Corporation shall be perpetual.

**ARTICLE III
PURPOSES**

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

(a) To serve as an association of unit owners who own real estate and improvements under the condominium form of use and ownership (such real estate and improvements hereinafter referred to as the "Condominium Property"), as provided in the Condominium Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Condominium Declaration for Mission Lakes Condominium, as recorded in the office of the Register of Deeds for Waukesha County, Wisconsin (hereinafter referred to as the "Declaration");

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



(c) To engage in lawful activity included in and permitted under the Condominium Ownership 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 IV POWERS

The Corporation shall have all the powers enumerated in the Wisconsin Non-Stock Corporation Law, to the extent not inconsistent with the Condominium Ownership Act, or the Declaration, or the Bylaws, including without limitation, the following:

(a) To exercise exclusive management and control of the Common Elements and Limited Common Elements described and set forth in the Declaration;

(b) 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 or to properly effectuate the duties and responsibilities of the Corporation as set forth in the Declaration;

(c) To maintain, repair, replace, reconstruct, operate and protect the Common Elements and Limited Common Elements set forth in the Declaration;

(d) 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 and Limited Common Elements as described and set forth in the Declaration;

(e) To enter into contracts on behalf of the unit owners and act as agent of the unit owners, with regard to among other things, common services as required for each unit, utilities, and such other matters as may be determined by the members of the Association;

(f) To purchase insurance on the Condominium Property and insurance for the benefit of the Corporation and its members as set forth in the Declaration;

(g) To make and amend Bylaws and reasonable regulations governing, among other things, the use and operation of the Condominium Property in the manner provided by the Declaration;

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

(i) To establish and maintain one or more bank 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 this Corporation and the Declaration.

ARTICLE V MEMBERS

The Corporation shall initially have two classes of voting membership. The designation of such classes, and the respective rights and qualifications of the two classes of membership, shall be as set forth in the Bylaws of the Corporation.

ARTICLE VI REGISTERED OFFICE, PRINCIPAL OFFICE AND REGISTERED AGENT

The location of the initial principal office and registered office shall be Mission Lakes, LLC, c/o Mr. James Jendusa, 4615 Vettelson Road, Hartland, WI 53029. The name of its initial registered agent at that address is Mission Lakes, LLC.

ARTICLE VII DIRECTORS

The number of the directors of the Corporation shall be fixed in the Bylaws, but in no event shall be less than three (3). The manner in which directors shall be elected, appointed or removed shall be provided by the Bylaws.

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

Timothy Michelic
c/o Realty Executives
810 Cardinal Drive
Hartland, WI 53029

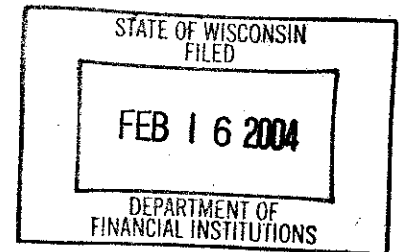
James Jendusa
4615 Vettelson Road
Hartland, WI 53029

Patrick Johnson
N52 W35098 W. Lake Drive
Okauchee, WI 53069

**ARTICLE VIII
INCORPORATOR**

The name and address of the incorporator of this Corporation is:

Attorney Mark C. Young
State Bar No. 1010588
Trapp & Hartman, S.C.
14380 West Capitol Drive
Brookfield, Wisconsin 53005



**ARTICLE IX
STOCK, DIVIDENDS, DISSOLUTION**

The Corporation 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 Corporation shall be distributed to its members, directors, or officers, except upon dissolution of the Corporation. The Corporation may pay compensation in reasonable amounts to employees, members, directors or officers for services rendered, except as limited in the Bylaws, and may confer benefits upon its members in conformity with its purposes.

In the event of dissolution of the Corporation, all of its assets, after payment of its liabilities, shall be distributed to the members of the Corporation in accordance with their undivided percentage interest in the common areas of the condominium.

**ARTICLE X
AMENDMENT**

These Articles may be amended in the manner provided by law at the time of amendment.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 12th day of February, 2004.

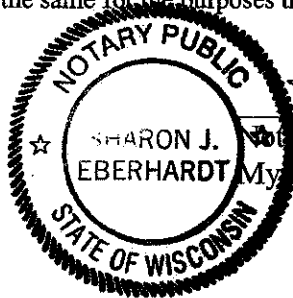
Mark C. Young

State of Wisconsin)

Waukesha County)

ss.

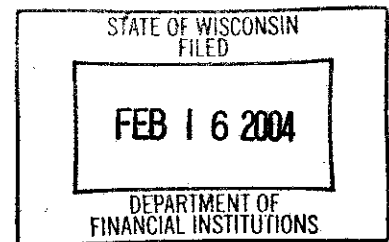
On this 12th day of February, 2004, personally appeared before me the above-named Mark C. Young, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.



Sharon J. Eberhardt

Notary Public, State of Wisconsin

My Commission expires: June 3, 2007

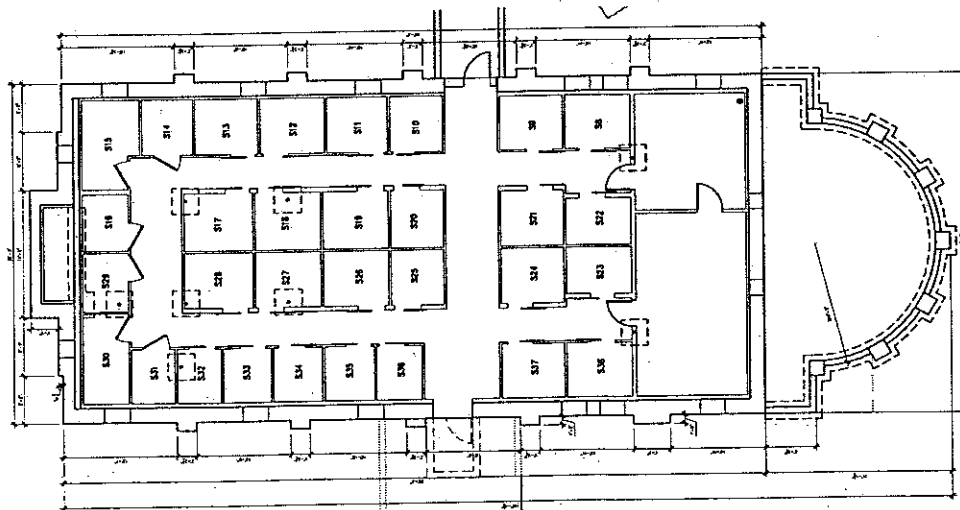


This instrument was drafted by:

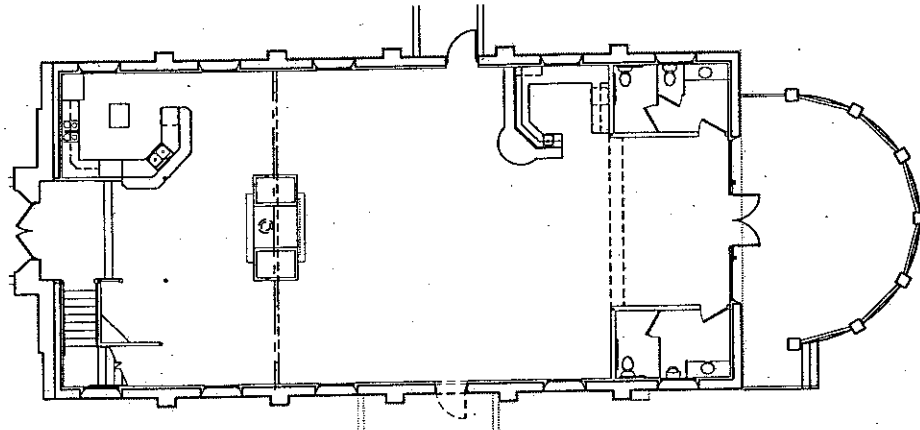
Attorney Mark C. Young
State Bar No. 1010588
Trapp & Hartman, S.C.
14380 West Capitol Drive
Brookfield, Wisconsin 53005
262-783-2700

MISSION LAKES CONDOMINIUM
WAUKESHA COUNTY, WISCONSIN

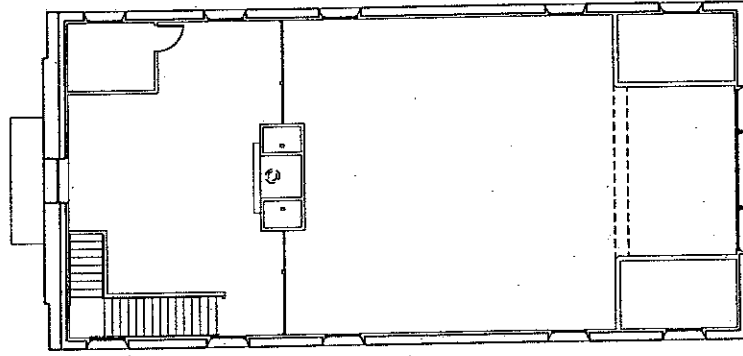
COMMUNITY CENTER PLANS



BASEMENT PLAN
NOT TO SCALE



FIRST FLOOR PLAN
NOT TO SCALE



UPPER LEVEL PLAN
NOT TO SCALE

NOTE: THE DIAGRAMATIC FLOOR PLANS WERE
FURNISHED BY THE DEVELOPER, THE ROOM
SIZES AND UNIT AREAS ARE APPROXIMATE
AND HAVE NOT BEEN VERIFIED BY SURVEYOR.

THIS INSTRUMENT DRAFTED BY MARK A. POWERS

ADDENDUM NO. 1 TO

MISSION LAKES, A CONDOMINIUM

BEING A PART OF LOT 1 OF C.S.M. NO. 9894, LOCATED IN THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 36, T.8N., R.17E., TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN

PREPARED BY
MARK A. POWERS, R.L.S. No. 1701
LAKESIDE SURVEYING, INC.
W359 N5322 BROWN STREET, SUITE 102
OCONOMOWOC, WI 53066
(262) 565-4331

LEGEND
● - CONC MON W/ BRASS CAP
● - 1" DIA. IRON PIPE FOUND

NOTE: THE COMMON ELEMENT OF THE PLAT IS ALL OF THE CONDOMINIUM EXCEPT THE PLATED COMMON ELEMENT (L.C.E.) AND THE UNITS.

NOTE: SEE SHEET X FOR FLOOR PLANS

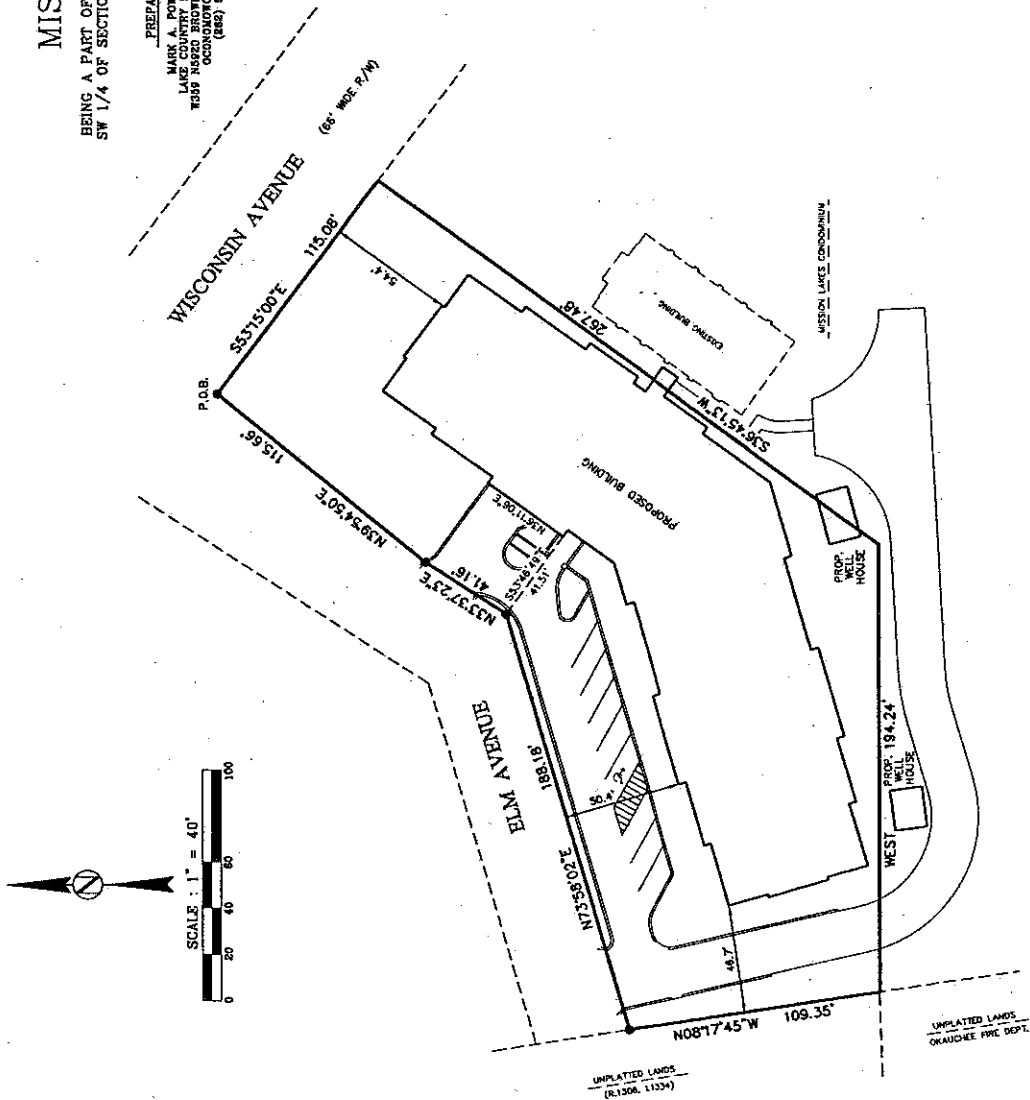
LEGAL DESCRIPTION OF ADDENDUM NO. 1 LANDS

Being all that part of Lot 1 of C.S.M. No. 9894, located in the NW 1/4 and SW 1/4 of Section 36, T.8N., R.17E., Town of Oconowoc, Waushara County, Wisconsin, described as follows:
Beginning at the intersection of the Southern right-of-way line of Wisconsin Avenue and the Eastern right-of-way line of Elm Avenue; thence S53°15'00"E, along the Southern line of Wisconsin Avenue, 115.66 feet to a point; thence S39°45'13"W, along the Eastern line of Wisconsin Avenue, 109.35 feet to a point; thence N08°17'45"W, along the Southern right-of-way line of Elm Avenue, 109.35 feet to a point on the Southern right-of-way line of Elm Avenue; thence along said Southern and Eastern line of Elm Avenue on the following described courses; thence N73°58'02"E, 188.18 feet to a point; thence N33°37'23"E, 41.16 feet to a point; thence N39°54'50"E, 115.66 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

I, Mark A. Powers, do hereby certify that the Condominium Plat of Addendum No. 1 to Mission Lakes Condominium, consisting of area sheets, is a correct representation of the condominium herein described and the identification and location of each unit and the common elements can be determined from the plat. I further certify that I have surveyed the above described property and the plat is a true and correct map of the same and that I have determined the location of the property, its exterior boundaries, and the location of all visible structures.
Dated this _____ day of _____, 20__

Mark A. Powers, R.L.S. No. 1701



THIS INSTRUMENT DRAFTED BY MARK A. POWERS

SHEET 1 OF