

**ARTICLES OF INCORPORATION OF
JUNCTION POINT CONDOMINIUM ASSOCIATION, INC.
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FEB - 8 2005

WISCONSIN
DPIARTICLES OF INCORPORATION
OF

JUNCTION POINT CONDOMINIUM ASSOCIATION, INC.

OK
DO.

I, the undersigned, being a natural person over the age of 21 years and acting as incorporator of a nonstock, nonprofit corporation under the provisions of the Wisconsin Nonstock 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 "Junction Point 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 Dane County, State of Wisconsin (the "Property") subject to the terms and conditions of the Declaration (as the same may be amended from time to time, the "Declaration") of the Junction Point Condominium (the "Condominium") as recorded in the Office of the Register of Deeds of Dane 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 Condominium 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 Statutes, subject to the Wisconsin Condominium Ownership Act and the Declaration.

ARTICLE IV

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 Bylaws of the Corporation.

J027150

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 Declaration and in the Bylaws of the Corporation.

ARTICLE VI

Principal Office and Registered Agent

The location of the principal office of the Corporation shall be 7609 Elmwood Avenue, Suite 201, Middleton, Wisconsin 53562, and the registered agent shall be Robert L. Niebauer. The address of the registered agent is 7609 Elmwood Avenue, Suite 201, Middleton, Wisconsin 53562.

ARTICLE VII

Amendments

These Articles may be amended by the agreement of those members to which at least sixty-seven percent (67%) of the votes in the Corporation appertain and in the manner provided by the Wisconsin Condominium Ownership Act.

ARTICLE VIII

Directors

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

The number of directors constituting the initial Board of Directors shall be three.

ARTICLE IX

Incorporator

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

Robert L. Niebauer

7609 Elmwood Avenue, Suite 201
Middleton, Wisconsin 53562

ARTICLE X

Nonprofit

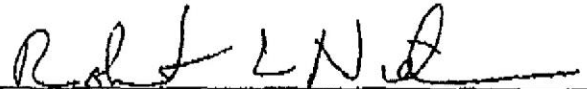
The Corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the net earnings, assets or surplus of the Corporation shall inure to the benefit of or be distributed to its members, directors, officers or any other private individual other than by a rebate of excess 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 Bylaws.

ARTICLE XI

Liability

The members shall not be liable for the obligations of the Corporation except as provided for and authorized under the Declaration.

Executed this 4th day of February, 2005.


Robert L. Niebauer, Incorporator

STATE OF WISCONSIN)
)
DANE COUNTY) SS

Personally came before me this 4th day of February, 2005, the above-named Robert L. Niebauer, 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.

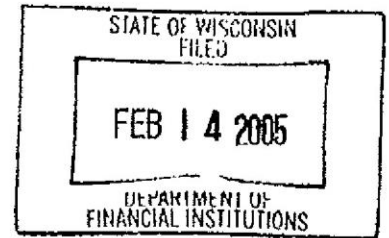



Name: Antonina Prestigiacomo
Notary Public, State of Wisconsin
My commission expires is permanent

This document was drafted by and should be returned after filing to Antonina Prestigiacomo, Foley & Lardner, Verex Plaza, 150 East Gilman Street, Madison, Wisconsin 53703-1481.

Articles of Incorporation
Chapter 181

\$35.00 AP



2/14/05
414135
\$35.00

Jackie Sulecki
Toley & Gardner
PO Box 1497
Madison WI 53701

STATUTORY RESERVE
ACCOUNT STATEMENT

Document Number

Re: Junction Point Condominium, being a condominium created under the Condominium Ownership Act of the STATE OF WISCONSIN by a "Declaration of Condominium for Junction Point Condominium", dated the 4th day of February, 2005 and recorded the 4th day of February, 2005 in the Office of the Register of Deeds for Dane County, Wisconsin, in (Reel)(Vol.) _____ of Records at (Images) (Pages) _____ through _____, as Document No. 4018799 and by a Condominium Plat (hereinafter "Condominium").

The Condominium shall have a Statutory Reserve Account, as described in Wis. Stat. § 703.163, effective February 4, 2005. This determination is made by the Declarant.

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4018802

02/04/2005 04:43:22PM

Trans. Fee:
Exempt #:

Rec. Fee: 13.00
Pages: 2

001114

Recording Area

Name and Return Address

Antonina Prestigiacomo
Foley & Lardner LLP
Verex Plaza
150 East Gilman Street
Madison, Wisconsin 53703-1481

251-0708-224-0401-1

Parcel Identification Number (PIN)

Dated this 4th day of February, 2005.

PRDC JUNCTION POINT, INC. (Declarant)

By: *Robert L. Niebauer*
Robert L. Niebauer, President

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

*

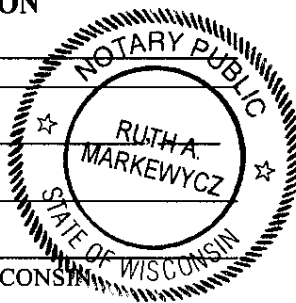
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Antonina Prestigiacomo Foley & Lardner LLP
150 East Gilman Street, Madison, WI 53703

(Signatures may be authenticated or acknowledged. Both are not necessary.)



ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
Dane County)

Personally came before me this _____ day of
February, 2005 the above named
Robert L. Niebauer

to me known to be the persons who executed the foregoing
instrument and acknowledged the same.

Rutha Markewycz
* Rutha Markewycz
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date:
7/29/08.)



8 3 5 8 5 9 1
Tx:8216464

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4855497**

03/23/2012 4:21 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 1

**STATUTORY RESERVE
ACCOUNT STATEMENT**

--TERMINATION--

**RE: Junction Point Condominium Association,
Inc.**

TO: Register of Deeds
Dane County Courthouse
215 S. Hamilton Street
Madison, WI 53703-3285

Return Address:
Sandra L. Chapman, Paralegal I
Whyte Hirschboeck Dudek S.C.
555 E. Wells St. #1900, Milwaukee, WI 53202

251-0708-224-0401-1

Parcel Identification No. (PIN)

Junction Point Condominium Association, Inc., being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium for Junction Point Condominium, recorded on February 4, 2005 as Document No. 4018799, had established, by and through its Declarant, a Statutory Reserve Account as described in Wis. Stat. §703.163, effective February 4, 2005.

NOTICE IS HEREBY GIVEN that Junction Point Condominium Association, Inc. has elected to TERMINATE said Statutory Reserve Account, by and through a majority vote of its members taken on February 26, 2012. Declarant control had expired on February 7, 2007. The Association anticipates that it will continue to fund future expenditures for the repair and replacement of common elements by keeping and maintaining a separate reserve account. This account will be funded on a monthly basis by a contribution of no less than 5% of the Association assessments.

The legal description of the property is as follows:

Lot One Hundred-five (105), FIRST ADDITION TO JUNCTION RIDGE PLAT, in the City of Madison,
Dane County, Wisconsin.

Dated this 16th day of MARCH, 2012.

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss
DANE COUNTY)

Personally came before me this 16 day of MARCH
2012 the above named WILLIAM SWANSON
me known to be the person who executed the
foregoing instrument and acknowledged the same.

JUNCTION POINT CONDOMINIUM ASS'N, INC.

Nathan Johnson
Notary Public, State of Wisconsin
My commission 9-27-2015

By: William A. Swanson
William A. Swanson, President

Drafted By:
Atty. Lydia J. Chartre
555 E. Wells St., #1900
Milwaukee, WI 53202
(414) 273-2100

WHD/8463971.1

