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PRAIRIE SONG VILLAS CONDOMINIUM ASSOCIATION, INC.

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Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Corporations Bureau

Form 102-Nonstock Corporation Articles of Incorporation

Name of Corporation

Name of Corporation: Prairie Song Villas Condominium Association, Inc.

Principal Office

Mailing Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072

Registered Agent

Registered Agent Individual: TIMOTHY J VOELLER
Name of Entity:
Street Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072

Select Statement

Select one statement: The corporation will have members
Is this corporation authorized to make distributions under the statute?: Yes

This document was drafted by: TIMOTHY J VOELLER

Incorporator

Name: TIMOTHY J VOELLER
Street Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072

Incorporator Signature

I understand that checking this box constitutes a legal signature: Yes

Incorporator Signature: Timothy J Voeller

Optional Articles

The purpose(s) for which the corporation is incorporated: To govern the affairs of Prairie Song Villas Condominium

Delayed Effective date:

Directors

Name: MEG GALASKA
Street Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072
Name: Paul Bielinski
Street Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072
Name: Steve Bielinski
Street Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072

Optional Contact Information

Name: TIMOTHY J VOELLER
Address: 1830 MEADOW LANE, SUITE A
City: Pewaukee
State: WI
Zip Code: 53072
Phone Number: 2625744053
Email Address: tvoeller@bielinski.com

Endorsement

Received Date: FILED
03/17/2021

ARTICLES OF INCORPORATION
OF
PRAIRIE SONG VILLAS CONDOMINIUM ASSOCIATION, INC.

The undersigned, acting as the incorporator for the purpose of forming a non-stock, non-profit corporation under the provisions of Chapter 181 of the Wisconsin Statutes (the "Law"), hereby adopts these Articles of Incorporation:

1. Name. The name of the corporation shall be Prairie Song Villas Condominium Association, Inc. (the "Association").
2. Existence. The Association shall have perpetual existence.
3. Purposes. The Association is organized pursuant to a certain Declaration of Condominium of Prairie Song Villas Condominium which is to be recorded in the office of the Register of Deeds of Waukesha County ("Declaration"), to which reference is made for the definition of capitalized terms used herein, and shall have the following purposes: (a) to serve as an association of owners of Units within the Prairie Song Villas Condominium (the "Condominium"); (b) to provide for the administration, maintenance, preservation and control of the property and common elements located therein; (c) to assess the owners of Units for the cost of the foregoing; and (d) to engage in any lawful activity within the purposes for which a non-stock corporation may be organized under the Law, subject, however, to the Declaration.
4. Members. Members shall consist of the Owners, as defined in the Declaration.
5. Principal Office. The location of the initial principal office of the Association shall be 1830 Meadow Lane, Suite A, Pewaukee, Wisconsin 53072.
6. Registered Agent and Registered Office. The initial registered agent of the Association shall be Timothy J. Voeller at 1830 Meadow Lane, Suite A, Pewaukee, Wisconsin 53072.
7. Incorporator. The name and address of the incorporator is Timothy J. Voeller at 1830 Meadow Lane, Suite A, Pewaukee, Wisconsin 53072.
8. Stock and Dividends. The Association shall neither have nor issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of the Association shall be distributed to its Members, directors or officers. The Association, upon specific resolution by the Members, may pay

compensation in reasonable amounts to Members, directors or officers for services rendered and may confer benefits upon its Members in conformity with its purposes.

9. Dissolution. The Association may be dissolved only upon the removal of the Condominium property from the Condominium Act (Chapter 703 of the Wisconsin Statutes). Upon dissolution, other than incident to a merger or consolidation, all of the assets of the Association, after payment of its liabilities, shall be distributed to one or more non-profit corporations, societies, trusts or other organizations and/or dedicated to an appropriate public agency or agencies; provided, however, that any such non-profit corporation, society, trust, other organization or public agency has purposes deemed by the majority of the directors of the Association to be similar to those of the Association and that if no such entity is deemed to exist, then all such assets, after payments of such liabilities, shall be distributed to a non-profit corporation, society, association, trust or other organization, or any one or more of the foregoing, devoted to the promotion of aesthetic, cultural or educational purposes.

Executed this 17th day of March, 2021.



Timothy J. Voeller

This document was drafted by:
Timothy J. Voeller, Esq.
Bielinski Homes, Inc.
1830 Meadow Lane, Suite A
Pewaukee, Wisconsin 53072
(262) 547-6181

CONSENT TO ACTION BY BIELINSKI HOMES, INC.

The undersigned, the Declarant of Prairie Song Villas Condominium, hereby appoints Meg Galaska, Paul Bielinski and Steve Bielinski to the Board of Directors for the Prairie Song Villas Condominium Association, Inc.

Executed this 17th day of March, 2021.

Bielinski Homes, Inc.

By: _____

Frank Bielinski, President

INITIAL CONSENT TO ACTION BY THE BOARD OF DIRECTORS

OF PRAIRIE SONG VILLAS CONDOMINIUM ASSOCIATION, INC.

The undersigned, constituting all of the directors of the Board of Directors of Prairie Song Villas Condominium Association, Inc., a Wisconsin non-stock, non-profit corporation, do hereby consent in writing pursuant to the provisions of Section 181.0821 of the Wisconsin Statutes, for the action set forth in the following resolutions:

1. Organization of a Meeting.

RESOLVED, that this unanimous consent of the initial directors of the non-stock corporation shall be in lieu of an organizational meeting as required by Section 181.0205 of the Wisconsin Business Non-Stock Corporation Law and shall have the same force and effect as though adopted by a unanimous vote at an initial meeting of the Board of Directors of the non-stock corporation duly called and held.

2. Approval of Actions by Incorporator.

RESOLVED, that all actions of the sole incorporator in connection with the organization of the corporation, including, without limitation, executing and causing to be filed and recorded the Articles of Incorporation, are hereby ratified, approved and confirmed.

3. Election of Officers.

RESOLVED, that the following persons are elected to the offices of the non-stock corporation as set forth next to their respective names, to hold office until their successors are elected or until their prior death, resignation or removal:

President – Meg Galaska
Vice President – Paul Bielinski
Secretary – Steve Bielinski
Treasurer – Meg Galaska

and the Secretary of the non-stock corporation is directed to cause a Certificate of Newly-Elected Officers and/or Directors to be filed with the Department of Financial Institutions of the State of Wisconsin within twenty (20) days hereafter.

4. Budget.

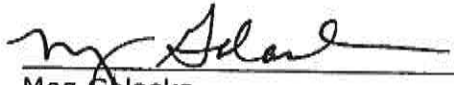
RESOLVED, that the budget, attached hereto, is hereby ratified, approved and confirmed.

5. Further Actions.

RESOLVED, that the appropriate officers of the non-stock corporation are hereby authorized and directed on behalf of the non-stock corporation to execute and file such other documents and instruments and to do or cause to be done all such further acts as they may deem necessary or advisable in order to complete the organization and incorporation of the non-stock corporation and to carry into effect the

tenure and purpose of the resolution set forth herein; and that any and all actions so taken by the appropriate officers of the non-stock corporation be and they are hereby ratified, confirmed and approved.

Executed this 29th day of March, 2021.


Meg Galaska


Paul Bielinski


Steve Bielinski