

BY-LAWS
OF
HERON PLACE CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.

Building No. 1, Horicon Street
City View Subdivision
Horicon, Wisconsin

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ARTICLE IX
Dissolution

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 amount 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 By-Laws.

Executed in duplicate this ____ day of _____, 1997.

Ervin E. Stankowski, Incorporator

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

This instrument was acknowledged before me this ____ day of _____, 1997, by Ervin E. Stankowski.

Notary Public, State of Wisconsin
My Commission _____

This instrument was drafted by and after recording should be returned to:

George B. Erwin, III
Schmidt, Darling & Erwin
2300 North Mayfair Road
Suite 1175
Milwaukee, WI 53226

This instrument must be recorded in Dodge County

United States of America

24 JUN 1997

State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

CERTIFICATE OF INCORPORATION
of

HERON PLACE CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.

The STATE OF WISCONSIN hereby grants to said organization the powers and privileges conferred upon it by Chapter 181 of the Wisconsin Statutes, for the pursuit of any purpose lawful under said Chapter, except as may be further limited in its articles of incorporation.

IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed
the official seal of the Department
on the date above written.



Richard L. Dean, Secretary
Department of Financial Institutions

ANNUAL REPORT Corporations formed under Ch. 181 of the Wisconsin Statutes are required to file an annual report with the Department of Financial Institutions.

Form to Use DFI/CCS/Corp Form 17. Blank report forms are mailed to the corporation, c/o its registered agent at the agent's address on record with the department, and are distributed during the calendar quarter in which the report is due.

When to File The DUE DATE is fixed by the calendar quarter within which the organization was incorporated. If, for example, the incorporation date is May 26, the due date for the report is the last day of that quarter, June 30.

Where to File By mail, to WISCONSIN CORPORATION ANNUAL REPORT, at the address indicated on the report form, or at the department's office at 30 W. Mifflin St, Madison.

REGISTERED AGENT and AGENT'S ADDRESS Each corporation is required to continuously maintain a registered agent who resides in Wisconsin. The initial agent and agent's address were set forth in the articles of incorporation, but may be changed by filing a written change statement with the department. Request DFI/CCS/Corp Form 113 from DFI, P O Box 7846, Madison WI, 53707, or make the change in the space provided on the annual report form.

The above requirements are statutory, and further, it is important that the agent and agent's address be kept current, as annual report forms, notices and other official communications are directed to the corporation through its registered agent on record with the department.

REPORTING REQUIREMENT FOR CHARITABLE ORGANIZATIONS THAT SOLICIT CONTRIBUTIONS Notice is hereby given, pursuant to s. 181.32(2), Wis. Stats., that a NONSTOCK, NONPROFIT corporation engaged as a charitable organization and soliciting contributions, is subject to reporting requirements with the Wisconsin Department of Regulation & Licensing, pursuant to Ch. 440 of the Wisconsin Statutes. Please call or write for further information and filing requirements to: WISCONSIN DEPARTMENT OF REGULATION & LICENSING, Attn: Charitable Organizations, P O Box 8935, Madison WI, 53708. Phone (608) 267-7132.

- Printed on Recycled Paper -

HERON PLACE CONDO. ASSOCIATION
OPERATING BUDGET
2000-2001

Expenses	1998 Actual	1999 Actual	2000 Budget	Per Mo/Per Unit
Insurance	\$1,152.70	\$1,277.00	\$1,300.00	\$13.54
Tax Preparation	-0-	-0-	100.00	1.04
**Management & Maintenance	2,400.00	2,400.00	2,400.00	25.00
Miscellaneous Supplies	-0-	-0-	48.00	.50
Snow Removal	280.00	443.00	400.00	4.17
Water/Sewer	1,029.00	1,756.00	1,800.00	18.75
TOTAL	\$4,861.70	\$5,876.00	\$6,048.00	\$63.00

**Provided by EP Stankowski LLC

Monthly Maintenance Fees of \$63.00 due on the 1st of the month made payable to:

Heron Place Condominium Association
326 N. Lake Road #1A
Oconomowoc, WI 53066

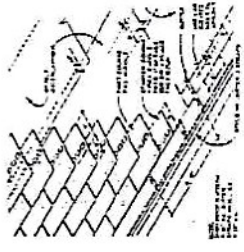
Heron Place Caretaker:
Chris Mireski - Unit #5
920-485-9801 (home)
920-576-3558 (pager) Emergency Only

HERO!
PLACI
CONSTRUCTION
NEW YORK CITY
ARCHITECT
110 W. 40th St.
New York 18, N.Y.

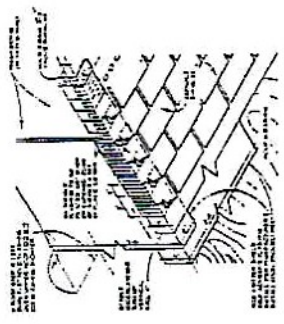
EP SPARKS
ARCHITECT
110 W. 40th St.
New York 18, N.Y.

ADJUTANT
GENERAL
OFFICE
110 W. 40th St.
New York 18, N.Y.

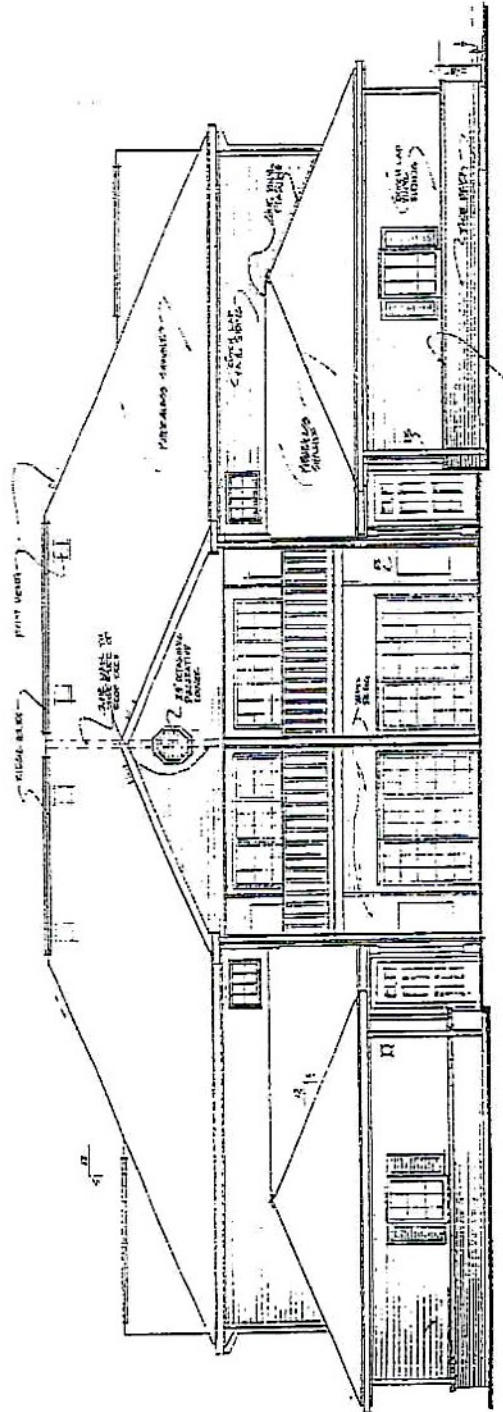
FLASHING DETAIL
W/ SPIRIT GUMME



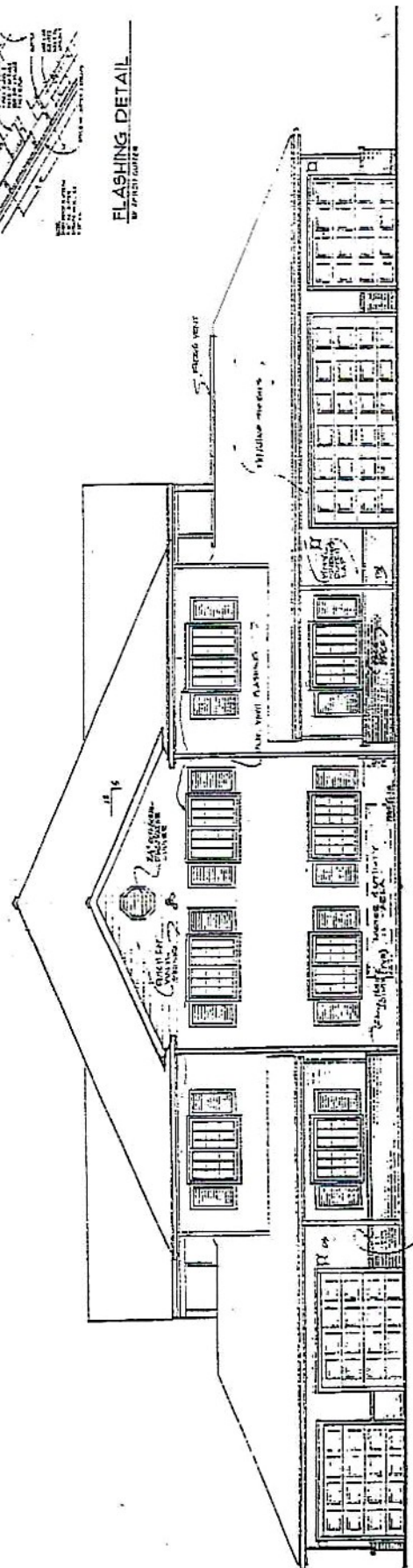
INTERSECTION DETAIL
WOOD ROOF

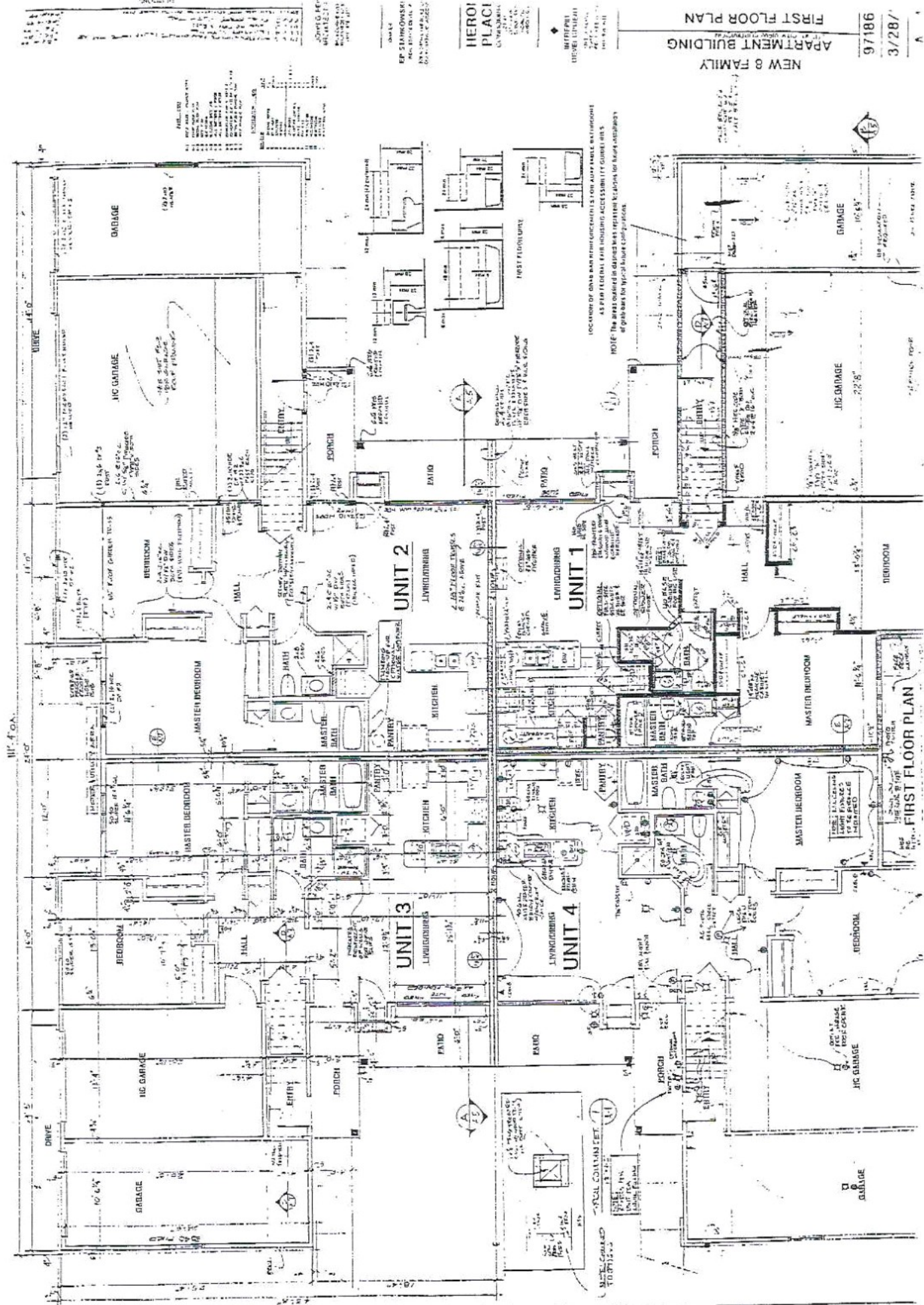


FRONT ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION





NEW 8 FAMILY
APARTMENT BUILDING
FIRST FLOOR PLAN

97186
3/28/

HEROI
PLACI

EP STANDARDS
REVISIONS

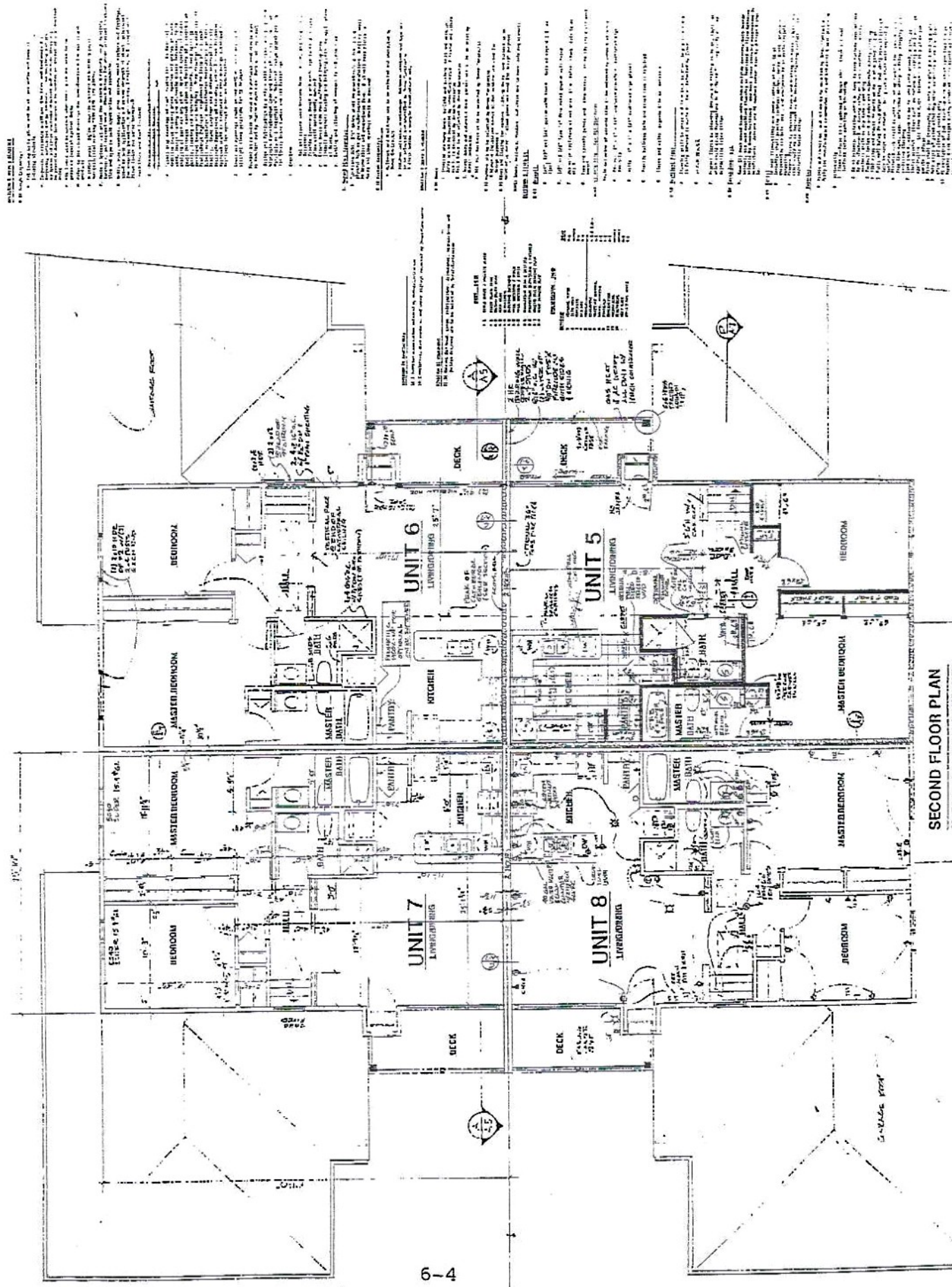
LOCATION OF DRIVE AND REENTRY CIRCLES IS ON ADJACENT WATERSHED
AS PER FEDERAL EASE HOLDING ACCESSIBILITY GUIDE 105
NOTE: The area outlined in dashed lines represents the area for future expansion
of the building for future expansion

NEW 8 FAMILY
APARTMENT BUILDING
SECOND FLOOR PLAN

HEROI
PLACI
CONC
2 1/2" x 12"
2 1/2" x 12"
2 1/2" x 12"

HEROI
PLACI
CONC
2 1/2" x 12"
2 1/2" x 12"
2 1/2" x 12"

HEROI
PLACI
CONC
2 1/2" x 12"
2 1/2" x 12"
2 1/2" x 12"



SECOND FLOOR PLAN
SEE MEASUREMENTS ON OTHER PAGES

ARTICLES OF INCORPORATION
97 JUN 18 P 1: 05 OF
HERON PLACE CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.

I, the undersigned, being a natural person over the age of 18 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 Heron Place Condominium Homeowner's Association, Inc.

ARTICLE II
Period of Existence

The period of existence of the Corporation shall be perpetual.

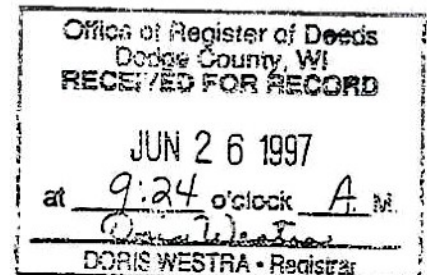
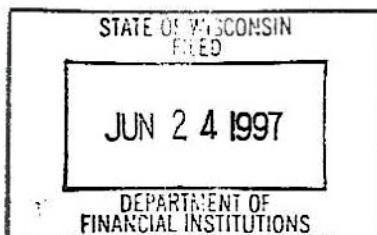
ARTICLE III
Purposes

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

1. To serve as an association of unit owners under the Wisconsin Condominium Ownership Act who own certain residential property located in Dodge County, State of Wisconsin (the "Property") subject to the terms and conditions of the Declaration of Condominium as the same may be amended from time to time (the "Declaration") for Heron Place (the "Condominium"), as recorded in the office of the Register of Deeds for Dodge County, Wisconsin;

2. 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 Property in accordance with the Wisconsin Condominium Ownership Act and the Declaration; and

3. To engage in any lawful activity relating to the foregoing with the purposes for which a nonstock, non-profit corporation may be organized under the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, subject to the Wisconsin Condominium Ownership Act and the Declaration.



H029873

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 By-Laws of the Corporation, including without limitation, the following:

1. To exercise exclusive management and control of the common elements described in the Declaration;
2. To operate, repair, replace, reconstruct, protect, maintain and/or make additions to the common elements as described in the Declaration;
3. To purchase, lease or otherwise acquire units on behalf of all the unit owners and to sell, lease, mortgage, vote the votes appurtenant to, and otherwise deal with said units so acquired on behalf of all the unit owners;
4. To hire, engage or employ and discharge such persons or entities as it may deem necessary to advisable to assist in the management of its affairs and the maintenance and operation of the Property;
5. 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 operation expenses of the Corporation and the common expenses relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements described in the Declaration;
6. To purchase insurance on the Property and insurance for the benefit of the Corporation and its members;
7. To adopt and amend rules and regulations governing the use and operation of the Property;
8. To enforce by legal means the provisions of the Wisconsin Condominium Ownership Act, the Declaration, the By-Laws of the Corporation and any rules and regulations governing the use and operation of the Property.
9. To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the Corporation; and
10. To do all things necessary or convenient to effectuate the purposes of the Corporation.

**ARTICLE V
Members**

There shall be one class of member designated as "Unit Owners". The rights and qualifications of members are set forth in the By-Laws of the Corporation.

**ARTICLE VI
Principal Office and Registered Agent**

The location of the principal office of the Corporation shall be 326 North Lake Road, Unit 1A, Oconomowoc, Wisconsin 53066, and the initial registered agent shall be Ervin E. Stankowski. The address of the initial registered agent is 326 North Lake Road, Unit 1A, Oconomowoc, Wisconsin 53066.

**ARTICLE VII
Directors**

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

The number of directors constituting the initial Board of Directors shall be three. The names and addresses of the initial directors are:

Ervin E. Stankowski
326 North Lake Road
Unit 1A
Oconomowoc, WI 53066

Patricia M. Stankowski
326 North Lake Road
Unit 1A
Oconomowoc, WI 53066

Orval Stankowski
W276 S44440 Elk valley Court
Waukesha, WI 53186

**ARTICLE VIII
Incorporator**

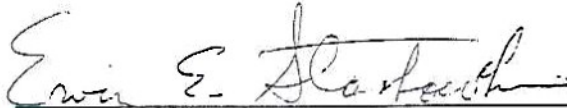
The name and address of the incorporator of the Corporation is:

Ervin E. Stankowski
326 North Lake Road
Unit 1A
Oconomowoc, WI 53066

ARTICLE IX
Dissolution

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 amount 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 By-Laws.

Executed in duplicate this 16 day of June, 1997.


Ervin E. Stankowski, Incorporator

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

June This instrument was acknowledged before me this 16 day of June, 1997, by Ervin E. Stankowski.


Notary Public, State of Wisconsin
My Commission expires 6-3-01

This instrument was drafted by and after recording should be returned to:

George B. Erwin, III
Schmidt, Darling & Erwin
2300 North Mayfair Road
Suite 1175
Milwaukee, WI 53226

This instrument must be recorded in Dodge County

935419

VOL 1090 731

REMOVAL INSTRUMENT FOR DECLARATION
OF CONDOMINIUM FOR HERON PLACE

Document Number

Document Title

Office of Register of Deeds
Dodge County, WI
RECEIVED FOR RECORD

AUG 22 2000

at 11:54 o'clock A M.

Chris Planasch

CHRIS PLANASCH - Registrar

Recording Area

Name and Return Address

George B. Erwin, III
2300 North Mayfair Road
Suite 1175
Milwaukee, WI 53226

Parcel Identification Number

**REMOVAL INSTRUMENT FOR DECLARATION OF CONDOMINIUM
FOR HERON PLACE**

This removal instrument is effective this 18th day of August, 2000, for Heron Place, a condominium organized and existing pursuant to Wisconsin Condominium Ownership Act (Chapter 703 of the Wisconsin Statutes), by E P Stankowski LLC, a Wisconsin limited liability company, as Declarant.

WHEREAS, on August 11, 1997, a Declaration of Condominium for Heron Place was recorded in the Office of Register of Deeds for Dodge County, Volume 931, Page 714-744 inclusive, Document No. 849125; and

WHEREAS, the Declarant for itself and its successors and assigns reserves the right to amend the Declaration from time to time in accordance with the Declaration of Condominium for Heron Place ("Declaration"); and

WHEREAS, the Declarant has not yet sold any units contained within the property described as Heron Place Condominium ("Condominium"); and

WHEREAS, pursuant to the authority vested by Wisconsin statutes and in particular Wis. Stats. sec. 703.28 of the Condominium Ownership Act the actions taken hereunder are authorized.

NOW, THEREFORE, for good and valuable consideration including the above recitals, the following actions are taken:

1. Partial Removal from Provisions of Wisconsin Chapter 703. E P Stankowski, LLC, a Wisconsin limited liability company, did heretofore establish a condominium form of ownership for the real estate described on the attached Exhibit A. Said real estate is located on Horicon Street, City View Subdivision, City of Horicon, Dodge County, State of Wisconsin. By this instrument E P Stankowski, LLC removes the portion of that real estate legally described on the attached Exhibit B from the provisions of Wisconsin Chapter 703. By a separate amendment to Declaration, the Declarant reserves the right to expand the condominium form of real estate to the lands described on the attached Exhibit D which is part of the lands described on Exhibit B.

2. Certification of All of the Unit Owners. E P Stankowski LLC ("Declarant") certifies that it owns all of the property that is referenced in the attached Exhibit A and therefore is empowered to remove all or a portion of the property from the provisions of Wisconsin Chapter 703. Declarant certifies that all necessary parties have consented to the removal of the property described in Exhibit B from the Condominium Ownership Act.

3. Mortgagee's Consent. The Declarant further certifies that attached hereto is the consent of all mortgage or other

lienholders and that the mortgage or other lienholders interest of is herewith transferred to the property described in Exhibit B as if the Declaration of Condominium for Heron Place had never existed.

4. Statement of Intent. The Declarant by removing the lands described on Exhibit B from the Condominium Ownership Act intends to complete a condition precedent to the filing of a new Certified Survey Map for the property. The Declarant by separate Condominium Plat establishes an amended condominium form of ownership limited to the lands described on Exhibit C which consist of an existing eight unit building, with the right to expand the condominium form of ownership to the lands described on Exhibit D upon which lands could be built one (1) additional eight unit building.

5. Amendment to Percentage of Common Ownership. The Declaration of Condominium for Heron Place specifically established at Article I 40 separate freehold estates. By separate instrument Article I was modified to provide that there shall now be eight separate freehold estates consisting of the eight initially constructed units. Under Article V concerning percentage of ownership in common elements a total potential 16 units could be built of which only eight are currently built. Accordingly, unless the condominium expands, as provided by Wisconsin Statutes, to said 16 units, ownership of each unit includes an one-eighth undivided interest in the common elements as more fully described in Article V of the First Amendment to Declaration of Condominium for Heron Place.

6. Condominium Association. The Declarant affirms that the Heron Place Condominium Homeowner's Association, Inc. has not been activated and no dues have been assessed or collected. The first unit sold shall trigger the establishment of an initial budget and assessment process.

Executed at this 17 day of August, 2000.

E P STANKOWSKI LLC

By: Patricia M. Stankowski
Managing Member

Signature of PATRICK A. M. Stankowski
Managing Member of E P Stankowski, LLC, authenticated this 17 day
of August, 2000.

George B. Erwin, III
Member, State Bar of Wisconsin
My Commission is permanent

MORTGAGEE CONSENT/APPROVAL

The undersigned is the mortgagee of the property previously subject to the Declaration of Condominium for Heron Place and herewith consents to the removal of the property referenced on Exhibit B from the Declaration of Condominium for Heron Place and from the provisions of Chapter 703 (Condominium Ownership Act).

MORTGAGEE:

*Horizon State Bank*By: *Jay M. Vander Bogart, Sr.*

Authorized Representative

Jay Vander Bogart, Sr. V.P.

Subscribed and sworn to before me
this 18th day of AUGUST, 2000.

Rolann Miller
Notary Public-State of Wisconsin
My Commission 11/24/02

This instrument drafted by and upon
recording should be returned to:
George B. Erwin, III
Schmidt, Darling & Erwin
2300 North Mayfair Road, Suite 1175
Milwaukee, WI 53226

removal.hp

EXHIBIT A

Legal Description of Entire Condominium Project

Lot 1 Certified Survey Map No. 4065 as recorded in Volume 25 of Certified Surveys, pages 112-116 as Document No. 843366; being a part of Lot 1 of Cityview Subdivision, City of Horicon, Dodge County, Wisconsin.

Tax Parcel No. 236-1648-00100

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