

ARTICLES OF INCORPORATION
OF
HERON PLACE CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.

TABLE OF CONTENTS

	<u>Page No.</u>
Article I Name	1
Article II Period of Existence	1
Article III Purposes	1
Article IV Powers	2
Article V Members	3
Article VI Principal Office and Registered Agent	3
Article VII Directors	3
Article VIII Incorporator	3
Article IX Dissolution	4
Certificate of Incorporation	5

ARTICLES OF INCORPORATION
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.

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