JW PROPERTY MANAGEMENT INC.

Trillium

Articles of Incorporation

JW Property Management, Inc.
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ARTICLES OF INCORPORATION

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ARTICLES OF INCORPORATION
(non-stock corporation)

OF

THE TRILLIUM CONDOMINIUM AT THE MEADOWLANDS OWNER'S ASSOCIATION, INC.

Executed by the undersigned for the purpose of forming a Wisconsin non-stock corporation under Chapter 181 of the Wisconsin Statutes, repealed and recreated by 1997 Wisconsin Act 79:

ARTICLE 1

NAME

The name of the corporation shall be The Trillium Condominium at the Meadowlands Owner's Association, Inc.

ARTICLE 2

ORGANIZATION

The corporation is organized under Chapter 181 of the Wisconsin Statutes.

ARTICLE 3

REGISTERED AGENT

The name of the initial registered agent is Timothy J. Smits.

ARTICLE 4

STREET ADDRESS

The street address of the initial registered office of this corporation shall be 12760 West North Avenue, Brookfield, Wisconsin 53008.

ARTICLE 5

MAILING ADDRESS

The mailing address of the initial principal office of this corporation shall be 12760 West North Avenue, Brookfield, Wisconsin 53008.

ARTICLE 6

MEMBERS

The corporation will have members.

ARTICLE 7

DIRECTORS

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

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 J. Smits
12760 West North Avenue
Brookfield, WI 53008

Michael J. Schiltz
12760 West North Avenue
Brookfield, WI 53008

Dean A. Frederick
12760 West North Avenue
Brookfield, WI 53008

ARTICLE 8

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 as provided in Chapter 703 of the Wisconsin Statutes as the same may be amended, renumbered or renamed from time to time (the "Act"), and subject to the terms and conditions of the Declaration of Condominium (the "Declaration") of The Trillium Condominium at the Meadowlands, (the "Condominium") as recorded in the office of the Register of Deeds for Kenosha County, Wisconsin;

(b) To provide for the administration, maintenance, preservation and control of the Condominium in accordance with and in furtherance of the Declaration created under and pursuant to the Act; and

(c) To engage in any lawful activity within the purposes for which a non-stock, non-profit corporation may be organized under the law, subject to the Act and the Declaration.

ARTICLE 9

INCORPORATOR

The name and address of the incorporator of this corporation is: Richard R. Kobriger, 1601 East Racine Avenue, Suite 200, Waukesha, Wisconsin 53186.

ARTICLE 10

VOTING

The record owner of the fee title to any Unit and an undivided interest in the Common Elements, as defined in the Declaration, shall automatically be a member of this corporation upon becoming such owner and shall remain a member thereof until such time as his ownership ceases for any reason, at which time his membership in this corporation shall automatically cease. The respective rights and qualifications of each of the members of this corporation are set forth in the Bylaws of this corporation.

ARTICLE 11

AMENDMENTS

Amendment of these Articles of Incorporation shall require the assent of seventy-five percent (75%) of the entire membership of this corporation.

ARTICLE 12

STOCK, DIVIDENDS AND DISSOLUTION

This corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of this corporation shall be distributed to its members, directors or officers. This 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.

This corporation may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the members. Upon dissolution of this corporation, other than incident to a merger or consolidation, all of its assets, 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 a majority of the directors of this corporation to be similar to those of this corporation and that if none of the foregoing entities are deemed to exist, then all of the assets of this corporation, after payment of its 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 on this 24th day of June, 2003.

/s/ Richard R. Kobriger
Richard R. Kobriger

This instrument was drafted by

Attorney Richard R. Kobriger
Cramer, Multhauf & Hammes, LLP
Attorneys at Law
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P.O. Box 558
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