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ARTICLES OF INCORPORATION OF MEADOWLAND VILLA CONDOMINIUM OWNERS ASSOCIATION, INC.

The undersigned, a natural person over the age of 21 years and acting as incorporator of a non-stock, non-profit corporation under the provisions of the Wisconsin Non-stock Corporation Law, Chapter 181 of the Wisconsin Statutes, hereby adopts the following as the Articles of Incorporation of the Corporation:

ARTICLE I - NAME

The name of the corporation shall be Meadowland Villa Condominium Owners Association, Inc.

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ARTICLE II - PERIOD OF EXISTENCE

The period of existence of the Corporation shall be perpetual.

ARTICLE III - PURPOSES

The purposes of the Corporation are:

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

B. To serve as a means through which the unit owners may collectively and efficiently manage, maintain, operate, reconstruct and care for the Property in accordance with the Act and the Declaration; and

C. To engage in any lawful activity permitted by the Act and Declaration for which a non-stock, non-profit corporation may be organized under the Wisconsin Non-stock Corporation Law.

ARTICLE IV - POWERS

The Corporation shall have all of the powers enumerated in the Wisconsin Non-stock Corporation Law, to the extent not inconsistent with the Act, the Declaration and the By-laws of the Corporation, including without limitation, the following:

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A. To exercise exclusive management and control of the common elements described in the Declaration;

B. To operate, repair, replace, reconstruct, protect and maintain the common elements described in the Declaration;

C. To purchase, lease or otherwise acquire units on behalf of all the unit owners and to sell, lease, mortgage, vote the votes attributed to those units and otherwise deal with the units so acquired on behalf of all the unit owners;

D. To hire, engage or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs and the maintenance and operation of the Property;

E. To determine, levy and collect assessments against unit owners and use the proceeds of those assessments in the exercise of its powers and duties, including without limitation, the payment of operating expenses of the Corporation and the common expense relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements described in the Declaration;

F. To purchase insurance on the Property and insurance for the benefit of the Corporation and its members;

G. To adopt and amend rules and regulations governing the use and operation of the Property;

H. 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;

I. To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the Corporation; and

J. To do all things necessary or convenient to effectuate the purposes of the Corporation.

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 By-Laws of the Corporation.

ARTICLE VI - PRINCIPAL OFFICE AND REGISTERED AGENT

The location of the principal office of the Corporation shall be 18650 Corporate Drive, Suite 305, Brookfield, Wisconsin 53045 and the initial registered agent shall be Scott E. Simon. The address of the initial registered agent is 18650 Corporate Drive, Suite 305, Brookfield, Wisconsin 53045.

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, and the names and addresses of the initial directors are:

Debora M. Simon	18650 Corporate Drive, Suite 305, Brookfield, Wisconsin 53045
Scott E. Simon	18650 Corporate Drive, Suite 305, Brookfield, Wisconsin 53045
Maria E. Christiansen	18650 Corporate Drive, Suite 305, Brookfield, Wisconsin 53045

ARTICLE VIII - INCORPORATOR

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

Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202
(414) 276-3400

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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 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 By-Laws.

Executed in duplicate this 4th day of November, 2003.

Michael D. Orgeman, Incorporator

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

Personally came before me this 4th day of November, 2003, the above named Michael D. Orgeman, 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.

Print Name: Judith E Kleas
Notary Public State of Wisconsin
My Commission: expires July 17, 2005

This instrument was drafted by:

Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

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Please return to:

Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

LICHTSINN & HAENSEL, S.C.

ATTORNEYS AT LAW
SUITE 1800
111 EAST WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53202

TELEPHONE (414) 276-3400
TELEFAX (414) 276-9278

PETER C. HAENSEL
FRANK W. BASTIAN*
JANET M. HOEHNEN*
MICHAEL J. BENNETT*
WILLARD G. NEARY
KATHLEEN R. DAHLGREN
CYNTHIA M. MACK
MICHAEL D. ORGEMAN
SCOTT A. JENSEN
CORY A. BUYE

*Also Certified Public Accounts

HAROLD F. LICHTSINN
(1930-1982)
DAVID J. SCHOETZ
(1947-1992)

FACSIMILE TRANSMITTAL COVER SHEET

DATE: November 24, 2003

NUMBER OF PAGES, INCLUDING THIS PAGE: 5

TO: Jean Werbie fax (262) 694-4734

FROM: Attorney Michael D. Orgeman

RE: Articles of Incorporation

Mike Orgeman

IF YOU DO NOT RECEIVE THE NUMBER OF PAGES INDICATED ABOVE, PLEASE CONTACT US AT (414) 276-3400.

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