ARTICLES OF INCORPORATION OF CONDOMINIUMS ON THE GREEN CONDOMINIUM ASSOCIATION, INC.

Document Number | *Title of Document*

DEPT OF FINANCIAL INSTITUTIONS STATE OF WISCONSIN

06 APR 28 PM 2:56

I, the undersigned, for the purpose of forming a non-stock, non-profit corporation, in accordance with the laws of the State of Wisconsin, acknowledge and file these Articles of Incorporation in the office of the Department of Financial Institutions of the State of Wisconsin

Record this document with the Register of Deeds

Name and Return Address:

Attorney Gregory J. Paradise
Mohs, MacDonald, Widder & Paradise
20 N. Carroll Street
Madison, WI 53703

11211-1002.02
(PIN Number)

ARTICLE I
NAME

The name of this corporation shall be Condominiums on the Green Condominium Association, Inc. (**"Association"**).

ARTICLE II
PURPOSES AND POWERS

The purpose for which the Association is formed is to operate as an association, as that term is defined in Chapter 703, Wisconsin Statutes, for Condominiums on the Green (**"Condominium"**).

To accomplish the foregoing purpose, the Association shall have all common law and statutory corporate powers under Chapters 181 and 703, Wisconsin Statutes, including, without enumeration, all such powers which may be exercised by an association as if specifically granted in its articles of incorporation. In addition, the Association is authorized to qualify for tax exempt status under Section 528, Internal Revenue Code of 1986 and to merge with other associations.

ARTICLE III
MEMBERS

Section 1. Each Unit Owner in the Condominium shall automatically be a member of the Association and his, her, its or their membership shall automatically terminate when he, she, it or they, sell his, her, its or their Unit. If a Member sells his, her, its or their Unit, his, her, its or their purchaser will automatically acquire membership in the Association under the provisions of the Declaration. Membership certificates are not required and will not be issued. The rights and obligations of membership shall be as set forth in the Declaration, the Association's By-Laws and applicable law.

Section 2. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his, her, its or their Unit.

ARTICLE IV
EXISTENCE

The Association shall have perpetual existence.

ARTICLE V
INCORPORATOR

The name and address of the Incorporator of the Association is as follows:

Mr. John O. Morschauser
Mrs. Judith M. Morschauser
1354 Burve Road
Deerfield, WI 53531

ARTICLE VI
DIRECTORS

The affairs and property of the Association shall be managed and governed by a Board of Directors composed of not less than three (3) persons and not more than five (5) persons. The number of directors will be determined from time to time pursuant to the Association's By-Laws.

ARTICLE VII
BOARD OF DIRECTORS

The Board of Directors of the Corporation shall consist of three (3) persons shall be named by either the Incorporator or shall be elected at the initial meeting of the members of the Association. All director shall hold office and serve until their successors are elected as provided in the Association's By-Laws. The initial Board of Directors shall be:

John O. Morschauser	1354 Burve Road Deerfield, WI 53531
Judith M. Morschauser	1354 Burve Road Deerfield, WI 53531
Kelli M. Pope	1354 Burve Road Deerfield, WI 53531

ARTICLE VIII
PRINCIPAL OFFICE

The Association's principal office shall be located at 1354 Burve Road, Deerfield, Wisconsin 53531.

ARTICLE IX
REGISTERED AGENT AND REGISTERED OFFICE

The registered agent of the Association is John O. Morschauser, and the registered office of the Association is 1354 Burve Road, Deerfield, Wisconsin 53531.

ARTICLE X
AMENDMENTS

The vote of Members in the percentage required by the Association's By-Laws shall be required for approval of an amendment of these Articles.

ARTICLE XI
INDEMNIFICATION

Every director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him or her in connection with any proceedings or any settlement thereof, to which he or she may be a party, or in which he or she may become involved by reason of his or her being or having been a director or officer of the Association, whether or not he or she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officers may be entitled.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Wisconsin, this 28th day of April, 2006.

John O. Morschauser, Incorporator

Judith M. Morschauser, Incorporator

THIS DOCUMENT DRAFTED BY AND SHOULD BE RETURNED TO:
Attorney Gregory J. Paradise
MOHS, MACDONALD, WIDDER & PARADISE
20 North Carroll Street
Madison, WI 53703
(608) 256-1978

STATE OF WISCONSIN)
)ss>
COUNTY OF DANE)

Personally came before me, a notary public for the above State and County, this 28th day of April, 2006, the above named John O. Morschauser, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Print Name: Gregory J. Paradise
Notary Public, State of Wisconsin
My Commission ~~expires:~~ is permanent

GREGORY J. PARADISE NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)
)ss>
COUNTY OF DANE)

Personally came before me, a notary public for the above State and County, this 28th day of April, 2006, the above named Judith M. Morschauser, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Print Name: Gregory J. Paradise
Notary Public, State of Wisconsin
My Commission ~~expires:~~ is permanent

GREGORY J. PARADISE NOTARY PUBLIC STATE OF WISCONSIN

State of Wisconsin
DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Corporate & Consumer Services

FILING FEE $150.00

Please check box for (Optional) Expedited service ☐ + $25.00

DO NOT STAPLE

FORM **2000**

ARTICLES OF MERGER

Sec. 178.1124, 179.77, 180.1105, 181.1105, and 183.1204
Wis. Stats

1. Non-Surviving Parties to the Merger:

Company Name: Condominium on the Green II Condominium Association, Inc.		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See **Exception** below ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Company Name:		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See **Exception** below ☐ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of (state or country)

EXCEPTION: If the merger involves only Chapter 180 business corporations, use form 2001.
Schedule more non-surviving parties as an additional page

2. Surviving Entity:

Company Name: Condominiums on the Green Condominium Association, Inc.		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See **Exception** below ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Office Use Only

3. Indicate below if the surviving entity is an indirect wholly owned subsidiary or parent:

☐ The surviving entity is a Domestic or Foreign Business Corporation that is an indirect wholly owned subsidiary or parent and the merger was approved in accordance with sec. 180.11045 and the requirements of sec. 180.11045(2) have been satisfied.

☒ The surviving entity is not a Domestic or Foreign Business Corporation that is an indirect wholly owned subsidiary or parent.

4. The Plan of Merger included in this document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss. 180.1103, 180.1104, 181.1103, 181.1104 and 183.1202, if applicable.

CONTINGENCY STATEMENT – The surviving entity of this merger is a domestic or foreign **nonstock** corporation. The Plan of Merger included in this document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss. 180.1103, 180.1104 and 183.1202, if applicable, and by a person other than the members or the board, if the approval of such person is required under s. 181.1103(2)(c).

☐ The approval of members is not required, and the Plan of Merger was approved by a sufficient vote of the board.

☒ The number of votes cast by each class of members to approve the Plan of Merger were sufficient for approval by that class.

Membership Class	Number of Memberships Outstanding	Number of Votes Entitled to be Cast	For	Against
None	12	12	10	2
None	14	14	12	2

(Append or attach the **PLAN OF MERGER,** (Optional Plan of Merger template on Pages 3 & 4)

5. (OPTIONAL) Effective Date and Time of Merger

These articles of merger, when filed, shall be effective on _____ (date) at _____ (time).

(An effective date declared under this article may not be earlier than the date the document is delivered to the department for filing, nor more than 90 days after its delivery. If no effective date and time is declared, the effective date and time will be determined by ss. 178.0114, 179.11(2), 180.0123, 181.0123 or 183.0111, whichever section governs the surviving domestic entity.)

6. Executed on 1-3-2021 (date) by the surviving entity on behalf of all parties to the merger.

(Signature)

Jerry Pagel
(Printed Name)

Mark (X) below the title of the person executing the document.

For a **corporation**
Title: ☒ President OR ☐ Secretary
or other officer title _____

For a **limited liability company**
Title: ☐ Member OR ☐ Manager

For a **limited partnership/general partnership/ limited liability partnership**
Title: ☐ General Partner ☐ Partner

This document was drafted by: Gregory J. Paradise
(Name the individual who drafted the document)

DO NOT STAPLE

Optional Template

Exhibit A
PLAN OF MERGER

1. Non-Surviving Parties to the Merger:

Company Name: Condominium on the Green Condominium II, Inc.		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Company Name:		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☐ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of _____ (state or country)

Schedule more non-surviving parties as an additional page

2. Surviving Entity:

Company Name: Condominiums on the Green Condominium Association, Inc.		
Indicate (X) Entity Type	☐ General Partnership (Ch. 178, Wis. Stats.) ☐ Limited Liability Partnership (Ch. 178, Wis. Stats) ☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

3. The manner and basis of converting the interests in each business entity that is a party to the merger into shares, interests, obligations or other securities of the surviving business entity or any other business entity or into cash or other property in whole or in part (required).

Entities are associations of condominium unit owners merging into one association. Each unit owner of the non-survivor will receive an interest in the survivor equal to the interest of a unit owner in the survivor.

4. The terms and conditions of the merger.

5. Other provisions the parties to the merger may elect to include relating to the merger.

6. The articles of incorporation or other similar governing document of the surviving domestic entity **is amended as follows:**

The registered agent and registered address are amended as follows:
Jerry Pagel, 500 River Road, Unit 2, Columbus, WI 53925.

ARTICLES OF MERGER

Gregory J. Paradise
Mohs Widder Paradise LLC
20 N. Carroll Street
Madison, WI 53703

▲ **Please provide an email or postal mailing address for the filed copy of the document.**

Your **phone number** during the day: (608) 358-2789

INSTRUCTIONS (Ref. Sec.178.1123, 179.77, 180.11045, 180.1105, 181.1105, and 183.1204, Wis. Stats. for document content)
Please use BLACK ink. Submit one original to State of WI-Dept. of Financial Institutions, Box 93348, Milwaukee WI, 53293-0348, together with a check for the filing fee payable to the department. Filing fee is **non-refundable**. (If sent by Express or Priority U.S. mail, please visit www.wdfi.org/contact_us/ for current physical address). This document can be made available in alternate formats upon request to qualifying individuals with disabilities. The original must include an original manual signature. Upon filing, the information in this document becomes public and might be used for purposes other than those for which it was originally furnished. If you have any questions, please contact the Division of Corporate & Consumer Services at 608-261-7577. Hearing-impaired may call 711 for TTY.

NOTICE: This form may be used to accomplish a filing required or permitted by statute to be made with the department. Information requested may be used for secondary purposes. This document can be made available in alternate formats upon request to qualifying individuals with disabilities.

1. Enter the company name, type of entity, and state of organization of each non-surviving party to the merger. Definitions of foreign entity types are set forth in ss. 178.0102(4t) (5) & (6), 179.01(4), 180.0103(9), 181.0103(13) and 183.0102(8), Wis. Stats.

2. Enter the company name, type of entity, and state of organization of the surviving entity.

3. Indicate whether or not the surviving entity is a Domestic or Foreign Corporation that is an indirect wholly owned subsidiary or parent. See sec. 180.11045(1)(b), Wis. Stats. for definition.

4. This Article states the manner in which the Plan of Merger was approved. If the surviving entity is a domestic or foreign **nonstock** corporation, complete the CONTINGENCY STATEMENT. Append or attach the Plan of Merger. A Plan of Merger template is available on pages 3 & 4. Its use is optional.

5. (Optional) If the merger is to take effect at a time other than the close of business on the day the articles of merger are delivered to the department for filing, state the effective date or date and time. An effective date may not be earlier than the date the document is delivered to the Department of Financial Institutions, nor a date more than 90 days after its delivery.

6. Enter the date of execution and the name and title of the person signing the document. If, for example, the surviving entity is a domestic limited liability company, the Articles of Merger would be signed by a Member or Manager of the limited liability company; if the surviving entity is a corporation, by an officer of the corporation, etc.

If the document is executed in Wisconsin, sec. 182.01(3) provides that it shall not be filed unless the name of the person (individual) who drafted it is printed, typewritten or stamped thereon in a legible manner. If the document is not executed in Wisconsin, enter that remark.

For Office

State of Wisconsin

Department of Financial Institutions

Endorsement

ARTICLES OF MERGER - Ch. 181

CONDOMINIUMS ON THE GREEN CONDOMINIUM ASSOCIATION, INC.

Received Date: 1/19/2021 **Filed Date: 1/27/2021**

Filing Fee: $150.00

Entity ID#: C065668

Total Fee: $150.00

MERGING CONDOMINIUMS ON THE GREEN II CONDOMINIUM ASSOCIATION, INC. (WI DOM NONSTOCK CORP, CH 181)(C09963) (NON-SURVIVOR) INTO CONDOMINIUMS ON THE GREEN CONDOMINIUM ASSOCIATION, INC. (WI DOM NONSTOCK CORP, CH 181)(C065668) (SURVIVOR)
EFF 1/27/21
CHGS REG AGT/ADD

2

Document Number

STATUTORY RESERVE ACCOUNT STATEMENT
Title of Document

* 9 3 8 7 9 2 *

DOC # 938792
REGISTER OF DEEDS
COLUMBIA COUNTY

RECORDED ON:
02/19/2021 02:35:53PM
PAGES: 2

LISA KRINTZ
REGISTER OF DEEDS
REC FEE: 30.00
Exempt #:

Record this document with the Register of Deeds

Name and Return Address:

Gregory J. Paradise
Mohs Widder Paradise, LLC
20 North Carroll Street
Madison, WI 53703

RE: Condominiums on the Green, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Restated Declaration of Condominium for Condominiums on the Green (the **"Declaration"**), dated January 20, 2021, and recorded January 20, 2021, in the Office of the Register of Deeds for Columbia County, Wisconsin, as Document No. 937637, and by an Addendum to the Condominium Plat (hereinafter the **"Condominium"**). The legal description of the Condominium is attached hereto as Exhibit "A."

As described in the Declaration, the Condominium shall not have a Statutory Reserve Account, as described in Wis. Stat. §703.163. This determination was made by the Unit Owners pursuant to the authority granted to the Unit Owners in Wisconsin Statute Section 703.163(5).

See Exhibit A
(Parcel Identification Numbers)

As the Condominium does not have a Statutory Reserve Account, it is anticipated that future expenditures for the repair and replacement of the common elements will be funded by either (i) reserve accounts not governed by Wis. Stat. §703.163 or (ii) by assessments of Unit Owners.

Dated: 2/19, **2021.**

Condominiums on the Green Condominium Association, Inc.

By: Jerry Pagel, President

AUTHENTICATION

Signatures of _____ authenticated this _____ day of _____, 20__.

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____ authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY:
Attorney Gregory J. Paradise

LORRAINE M. KASMISKI NOTARY PUBLIC STATE OF WISCONSIN

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF Columbia)

Personally came before me this 19 day of February, 2021, Jerry Pagel, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Lorraine M Kasmiski
Print Name: Lorraine M Kasmiski
Notary Public, State of Wisconsin
My Commission: 10/7/22

EXHIBIT "A"

Legal Description

Units 508-1, 508-2, 508-3, 508-4, 512-1, 512-2, 512-3, 512-4, 516-1, 516-2, 516-3, 516-4, 484-1, 484-2, 488-1, 488-2, 496-1, 496-2, 504-1, 504-2, 500-1, 500-2, 480-1, 480-2, 476-1, and 476-2, Condominiums on the Green, City of Columbus, Columbia County, Wisconsin.

PINs:

508-1	1002.5081
508-2	1002.5082
508-3	1002.5083
508-4	1002.5084
512-1	1002.5121
512-2	1002.5122
512-3	1002.5123
512-4	1002.5124
516-1	1002.5161
516-2	1002.5162
516-3	1002.5163
516-4	1002.5164
476-1	1520.01
476-2	1520.02
480-1	1520.03
480-2	1520.04
484-1	1520.10
484-2	1520.11
488-1	1520.12
488-2	1520.13
496-1	1520.14
496-2	1520.15
500-1	1520.05
500-2	1520.06
504-1	1520.07
504-2	1520.08

