

## ARTICLES OF INCORPORATION

OF

### WAUBESA SHORES CONDOMINIUM ASSOCIATION, INC. (A Wisconsin Non-Stock Corporation)

The undersigned, being a natural person over the age of eighteen (18) years and acting as incorporator of a non-stock corporation under the provisions of the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, does hereby adopt the following as the Articles of Incorporation of such corporation:

#### ARTICLE I: NAME

The name of the Corporation shall be WAUBESA SHORES CONDOMINIUM ASSOCIATION, INC. (the "Association").

#### ARTICLE II: PERIOD OF EXISTENCE

The period of existence of the Association shall be perpetual.

#### ARTICLE III: PURPOSES

The purposes for which this Association 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 ownership (such real estate and improvements hereinafter sometimes referred to as "condominium property"), as provided in the Condominium Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Condominium Declaration for WAUBESA SHORES CONDOMINIUMS, as recorded in the Office of the Register of Deeds for Dane County, Wisconsin (hereinafter referred to as the "Declaration") as may be amended from time to time;
- B. To serve as a means through which the unit owners may collectively and efficiently administer, manage, operate and control the condominium property in accordance with the Condominium Ownership Act and the Declaration; and
- C. To engage in lawful activity included in and permitted under the Condominium Ownership Act and the Declaration within the purposes for which a non-stock corporation might be organized under the Wisconsin Non-Stock Corporation Law.



#### **ARTICLE IV: POWERS**

The Association shall have and exercise all of the powers enumerated in the Wisconsin Condominium Ownership Act, Wisconsin Non-Stock Corporation Law, Condominium Ownership Act, Declaration, and Bylaws.

#### **ARTICLE V: MEMBERS**

All owners of units in WAUBESA SHORES CONDOMINIUMS shall be entitled and required to be members of the Association, and membership shall be limited to such owners. The respective rights, qualifications and obligations of membership shall be set forth in the Bylaws of the Association.

#### **ARTICLE VI: PRINCIPAL OFFICE AND REGISTERED AGENT**

The location of the initial principal office of the Association shall be 5020 Voges Road, Madison, Wisconsin 53718, and the initial registered agent shall be Kristopher A. Sturman at the same address.

#### **ARTICLE VII: DIRECTORS**

The number of directors shall be fixed by Bylaw, but not less than three (3).

#### **ARTICLE VIII: INCORPORATOR**

The name and address of the incorporator of this Association is:

Kristopher A. Sturman  
5020 Voges Road  
Madison, WI 53718

#### **ARTICLE IX: STOCK, DIVIDENDS, DISSOLUTION**


The Association shall not have or issue shares of stock. No dividend shall ever be paid to members of the Association, and no part of the income, assets or surplus of the Association shall be distributed to its members, directors, or officers, except upon dissolution of the Association. The Association may pay compensation in reasonable amounts to employees, members, directors, or officers for services rendered, except as limited in the Bylaws, and may confer benefits upon its members in conformity with its purposes.

In the event of dissolution of the Association, and the removal of WAUBESA SHORES CONDOMINIUMS from the provisions of the Wisconsin Condominium Ownership Act, all of the Association's assets, after payment of its liabilities and obligations, shall be distributed to the members of the Association in accordance with their undivided percentage interest in the common elements of the condominium.

ARTICLE X: AMENDMENT

These Articles may be amended only by the affirmative vote of unit owners having sixty-seven percent (67% or more of the votes.

IN WITNESS WHEREOF, the undersigned has executed these Articles this 10<sup>th</sup> day of July, 2017.

  
\_\_\_\_\_  
Kristopher A. Sturman

STATE OF WISCONSIN }  
                                      }ss.  
DANE COUNTY                 }

On this 10<sup>th</sup> day of July, 2017, personally appeared before me the above named KRISTOPHER A. STURMAN, 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.

  
\_\_\_\_\_  
Chris A. Jenny  
Notary Public, Dane County, Wisconsin  
My Commission expires: 11/1/2018

THIS INSTRUMENT DRAFTED BY:  
Attorney Chris A. Jenny  
von Briesen & Roper, s.c.  
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Madison, WI 53703  
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For Office



**State of Wisconsin**

**Department of Financial Institutions**

***Endorsement***

**ARTICLES OF INCORPORATION**

**WAUBESA SHORES CONDOMINIUM ASSOCIATION, INC.**

**Received Date: 7/14/2017**

**Filed Date: 7/18/2017**

**Filing Fee: \$35.00**

**Entity ID#: W068574**

**Total Fee: \$35.00**