

DFI/CORP/38
RECORD 2011

United States of America

State of Wisconsin



DEPARTMENT OF FINANCIAL INSTITUTIONS

To All to Whom These Presents Shall Come, Greeting:

I, GEORGE PETAK, Administrator, Division of Corporate and Consumer Services, Department of Financial Institutions, do hereby certify that the annexed copy has been compared by me with the record on file in the Corporation Section of the Division of Corporate & Consumer Services of this department and that the same is a true copy thereof and the whole of such record; and that I am the legal custodian of said record, and that this certification is in due form.



IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed the official seal
of the Department.

George Petak

GEORGE PETAK, Administrator
Division of Corporate and Consumer Services
Department of Financial Institutions

DATE: JAN 19 2016

BY: *P. Weber*

Effective July 1, 1996, the Department of Financial Institutions assumed the functions previously performed by the Corporations Division of the Secretary of State and is the successor custodian of corporate records formerly held by the Secretary of State.

OK dm

FILED - DEPT OF
INSTRUCTIONS
JAN 1994

NONSTOCK ARTICLES OF INCORPORATION

PLEASE READ INSTRUCTIONS ON PAGES 3 & 4 BEFORE ATTEMPTING TO COMPLETE THIS FORM.

Executed by the undersigned for the purpose of forming a Wisconsin corporation under Chapter 181 of the Wisconsin Statutes, **WITHOUT STOCK AND NOT FOR PROFIT.**

Article 1.

The name of the corporation is Bradbury Place Condominiums Unit Owners Association, Inc.

MAY 09 12:00PM

Article 2.

The period of existence shall be perpetual.

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171156 DCORP 35

35.00

Article 3:

The purposes shall be to engage in any lawful activities authorized by Chapter 181 of the Wisconsin Statutes.

Article 4.

The principal office is located in Dane County, Wisconsin.

The address of the principal office is:

(A complete mailing address,
including ZIP code, must be stated)

642 S. Gannon Road, Suite 210

Madison, WI 53719

Article 5.

The name of the initial registered agent is Steven D. Spilde

Article 6.

The address of the initial registered agent is

(Address must physically describe the
registered agent's physical location,
i.e., street number and name, city
(in Wisconsin) and ZIP code. A
P.O. Box address, without more,
is insufficient.)

642 S. Gannon Road, Suite 210

Madison, WI 53719

Article 7.

These articles may be amended in the manner authorized by law at the time of amendment.

FILING FEE - \$35.00, PLUS RECORDING FEE

SEE PAGES 3 & 4 for Instructions, Suggestions, Fees and Procedures

Printed on Recycled Paper

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Article 8. CHECK THE APPROPRIATE BOX.

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The number of directors shall be fixed by by-law but shall be not less than three.

OR

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The number of directors shall be three. (State a definite number, but not less than three.)

Article 9. The names and complete addresses of all the Board of Directors are:

Steven D. Spilde
642 S. Gammon Road, Suite 210
Madison, WI 53719

Nancy Spilde
642 S. Gammon Road, Suite 210
Madison, WI 53719

Doris Evert
6442 Normandy Lane
Madison, WI 53719

Article 10. CHECK THE APPROPRIATE BOX.

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Membership Provisions will be set forth in the by-laws.

OR

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Membership Provisions are as follows:

Article 11. (Other provisions, if any)

Article 12. The name and address of incorporator (or incorporators) are:

NAME

ADDRESS

(Complete mailing address, including ZIP code)

1) Steven D. Spilde 642 S. Gammon Road, Suite 210, Madison, WI 53719

2) _____

3) _____

Executed in duplicate on the 24th day of January, 19 97

All Incorporators SIGN HERE

1) [Signature]
2) [Signature]
3) _____

This document was drafted by Attorney Frank M. Berryman, Dodgeville, WI 53533
(Name of individual required by law) Print or Type

NOTARY: In completing this section, please specifically name the individual(s) whose signature(s) you are witnessing. The name(s) you cite should agree in every particular with the printed or typewritten name(s) as it appears in Article 12. Affix your seal, sign and state commission expiration date.

STATE OF WISCONSIN

County of Dane SS.
Personally came before me this 24th day of January A.D., 1997 the
sforenamed incorporator(s) (1) Steven D. Spilde
(2) _____ (3) _____
to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

My commission
expires Jan. 14, 2001


Notary Public Signature


Notarial
Seal
NOTARY PUBLIC
THOMAS H. CHRISTANSON
STATE OF WISCONSIN

Submit a second and third choice corporate name: This name
would be entered in Article 1, if your first choice corporate
name is unavailable. (2) _____
(3) _____

PREPARATION, FEES AND TRANSMITTAL

Prepare document in **DUPLICATE ORIGINAL**. Furnish Secretary of State two identical copies of the articles of incorporation. Mailing address: Corporation Division, Secretary of State, P.O. Box 7846, Madison, WI 53707. (If sent by Express or Priority US mail or Courier Service, address to 30 W. Mifflin St. 9th Flr, Madison, WI 53703.) If you have any additional questions, please contact the Corporations Division at 608/266-3592. One copy will be retained (filed) by Secretary of State and the other copy will be transmitted by the Secretary of State directly to the Register of Deeds of the county within which the corporation's principal office is located, together with your check for the recording fee. When the recording has been accomplished, the document will be returned to the address you furnish on the back of this form.

Two (2) **SEPARATE REMITTANCES** must accompany the documents.

- 1) Send a **FILING FEE** of \$35 payable to **SECRETARY OF STATE** with the articles of incorporation. Your cancelled check is your receipt for fee payment.
- 2) Send a **RECORDING FEE** of \$16 (or more) payable to **REGISTER OF DEEDS** with the articles of incorporation. Recording fee for this standard form is \$16. If you append additional pages, add \$2 more recording fee for each additional page. Please furnish the fee for the Register of Deeds in check form to this office and we will transmit it to the Register of Deeds with the document for recording.

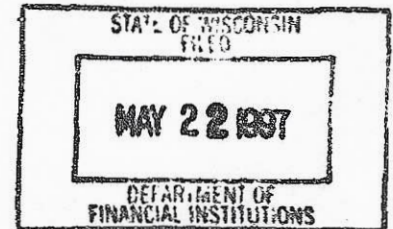
NOTE: Organizations expecting to apply to Internal Revenue Service for federal **TAX-EXEMPT STATUS** are advised to obtain and read IRS Publication 557 "Tax-Exempt Status for Your Organization" before preparing articles of incorporation, as the document must contain particular language and provisions to meet federal tax code requirements. IRS Forms 1023, 1024 and 8718 explain the requirements, procedures and fee for making application. Corporations that expect to apply for **PROPERTY TAX EXEMPTION** must contact their municipal assessor.

**NONSTOCK
ARTICLES OF INCORPORATION**

\$35.00 fee ^{AM}
\$16.00 Register of Deeds
None Co.

Mail Returned Copy to:
(FILL IN THE NAME AND ADDRESS HERE)

Steven D. Spilde
642 S. Gammon Road, Suite 210
Madison, WI 53719



If a problem exists, your daytime phone number is: 608-271-9605

INSTRUCTIONS

- Article 1. The corporate name must contain the word "Corporation", "Incorporated", or "Limited" or the abbreviation of one of those words.
- Article 2. You may state any limitation desired, but not indefinite or a word to imply an indefinite status. Corporate existence begins as of the date that the articles of incorporation are approved for filing by the Secretary of State's office.
- Article 3. May show definite purposes or may use language to the effect that the corporation may engage in any lawful activities authorized by Chapter 181 of the Wisconsin Statutes. (The statute expressly states that it is not necessary to enumerate the powers.)
- Article 4. Give complete mailing address of the corporation's principal office in Wisconsin, including street name and number, city and ZIP code, and the COUNTY within which the office is located. A P.O. Box address may be used.
- Articles 5 and 6. The corporation must have a registered agent in Wisconsin. Be sure and show a complete address, including street and number, city and ZIP code for the registered agent. A P.O. Box address may be included for mailing purposes.
- Article 9. Sec. 181.20(2) provides that the corporation shall have a board of directors of not less than three, and that the initial board is to be named in the articles of incorporation. Please give complete addresses for all directors.
- Article 10. If the membership provisions are set forth in the articles of incorporation (rather than in the by-laws), provide for A) method of accepting and discharging members; B) any denial or restriction of voting rights; and C) any classification of members, including the distinguishing features of each class. If the corporation is to have NO MEMBERS, strike out both imprinted Articles 10 and substitute the remark that "The corporation is to have no members," and further set forth the manner of election or appointment of directors.
- Article 12. Have the INCORPORATOR SIGN before a Notary Public. The number of incorporators may be one or more, but all the incorporators listed in the articles must sign. Make sure that both of the copies have ORIGINAL SIGNATURES. Carbon copy, photocopy, or rubber stamp signatures are not acceptable.

Notary Public must SIGN AND AFFIX SEAL on both copies of the articles, and complete their statement in the area provided. Make sure that original signatures and seal impressions appear on both copies.

If the document is executed or acknowledged in Wisconsin, sec. 14.38(14) of the Wisconsin Statutes provides that it shall not be filed unless the name of the person (individual) who, or the governmental agency which, drafted it is printed, typewritten, stamped or written thereon in a legible manner.