

SURVEYOR'S CERTIFICATE

I, George A. Weir, registered land surveyor, hereby certify:
That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Middleton and under the direction of Richard E. Dohm, agent for the owners of said land, I have surveyed, divided and named First Addition to Cherrywood in the Town of Middleton and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is located within and described to wit:
Part of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, more fully described as follows:
Commencing at the South 1/2 corner of said section 30; thence N 0°06'17"W, 1331.17 feet; thence S 89°47'13"W, 405.27 feet to the point of beginning of this description; thence S 89°47'13"W, 855.1 feet; thence N 0°06'18"W, 1333.53 feet; thence S 89°47'13"W, 405.27 feet; thence S 1°08'40"E, 317.40 feet to the point of beginning of this description.

Dated this 1st day of March, 1977

George A. Weir
George A. Weir, registered land surveyor No. 5285

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Dohm Construction Co., Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this plat to be surveyed, divided, named and dedicated as represented on this plat.
Dohm Construction Co., Inc., does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Director, Community Development, Department of Local Affairs and Development
Division of Health, Department of Health and Social Services
Dane County Agriculture, Zoning, Planning and Water Resources Committee
Town of Middleton

IN WITNESS WHEREOF, the said Dohm Construction Co., Inc., has caused these presents to be signed by Richard E. Dohm, its President, and countersigned by Robert C. Voss, its Secretary, at Madison, Wisconsin, and its corporate seal to be hereunto affixed on this 1st day of May, 1977.

In Presence of:

DOHM CONSTRUCTION CO., INC.

Charles A. Norman
CHARLES A. NORMAN
Debra L. Giles
Debra L. Giles

Richard E. Dohm
Richard E. Dohm, President
Robert C. Voss
Robert C. Voss, Secretary

STATE OF WISCONSIN) ss.
COUNTY OF DANE)
Personally came before me this 1st day of May, 1977, Richard E. Dohm, President, and Robert C. Voss, Secretary, of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Charles A. Norman
Notary Public, Dane County, Wisconsin
My Commission expires Oct. 29, 1978

CERTIFICATE OF TOWN TREASURER

I, Jean V. Wille, the duly elected, qualified and acting Town Treasurer of the Town of Middleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of June 30, 1977, on any of the lands included in the plat of FIRST ADDITION TO CHERRYWOOD.

Jean V. Wille
Jean V. Wille, Town Treasurer

TOWN BOARD RESOLUTION

"RESOLVED that the plat of FIRST ADDITION TO CHERRYWOOD in the Town of Middleton, Dane County, Wisconsin, which has been duly filed for approval with the Town Board of the Town of Middleton, Dane County, Wisconsin, be and the same is hereby approved as required by Chapter 236 of the Wisconsin Statutes."

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Middleton on March 31, 1977.

Robert W. Binn
Robert W. Binn, Town Clerk

CERTIFICATE OF COUNTY TREASURER

I, Martin Gunnulson, being duly elected, qualified and acting Treasurer of the County of Dane, Wisconsin, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or unpaid special assessments as of June 30, 1977, affecting the lands included in the plat of FIRST ADDITION TO CHERRYWOOD.

Martin Gunnulson
Martin Gunnulson, County Treasurer

CERTIFICATE OF DANE COUNTY AGRICULTURE, ZONING, PLANNING AND WATER RESOURCES COMMITTEE

This plat known as FIRST ADDITION TO CHERRYWOOD approved by the Dane County zoning, Planning and Water Resources Committee this 26th day of June, 1977.

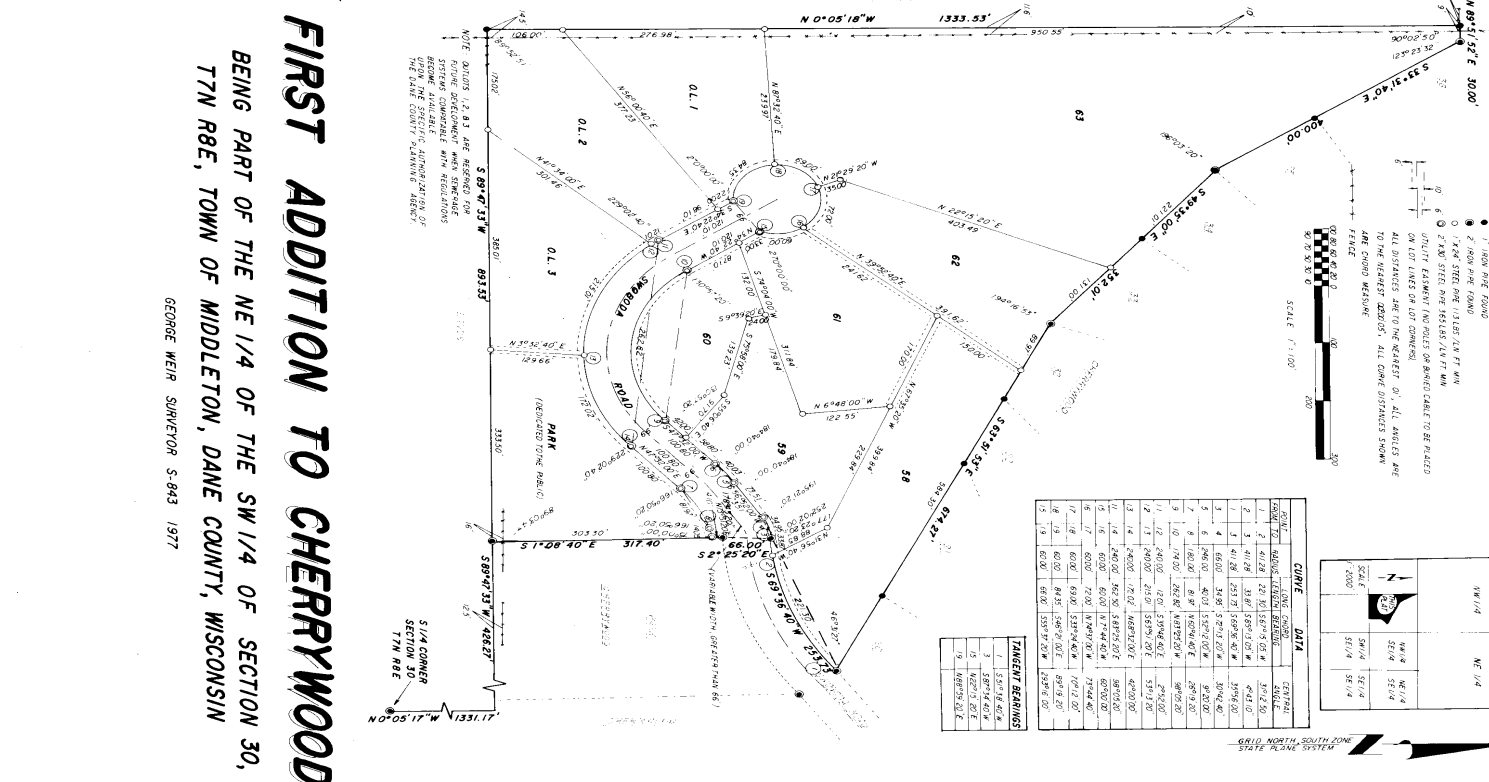
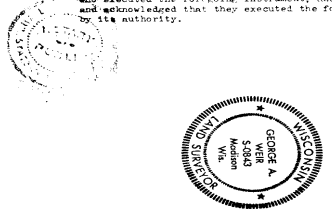
Robert E. Salomon
Robert E. Salomon, Chairman

CERTIFICATE OF REGISTER OF DEEDS

Received for record this 18th day of July, 1977, at 1:45 o'clock P.M., and recorded in Volume 46 of Plats, Page 1.

Harold R. Hill
Harold R. Hill, Dane County Register of Deeds

There are no objections to this plat with respect to Sec. 236.12, 236.16, 236.20 and 236.21 (1) and (2) Wis. Stats., and 1.05 of the Wis. Admin. Code as provided by Sec. 12.12(6) Wis. Stats. Certified by: *Harold R. Hill* July 18, 1977.



FIRST ADDITION TO CHERRYWOOD

BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 30, T7N R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

GEORGE WEIR SURVEYOR S-943 1977

103527

Vol. 46, Pg. 47

DECLARATION OF COVENANTS AND RESTRICTIONS

FIRST ADDITION TO CHERRY WOOD

Town of Middleton, Dane County, Wisconsin

WHEREAS, DOHM CONSTRUCTION CO., INC., hereinafter referred to as the developer, owners of the land known as FIRST ADDITION TO CHERRY WOOD, in the Town of Middleton, Dane County, Wisconsin, and recorded as Document No. 1528227 Dane County Registry, on behalf of themselves, their successors, heirs and assigns, for the purpose of preserving the value of the lots in said subdivision, do hereby covenant, grant, declare, and provide that Lots in said subdivision, shall be used only for the purpose and in the manner set forth herein.

1. All lots shall be used only for single-family residential purposes, and no structures shall be erected, altered, placed or permitted to remain upon any lot in said plat other than one single-family dwelling not exceeding two stories in height and one private attached garage of not less than two (2) nor more than three (3) separate stalls, unless the Architectural Control Committee approves in writing a variance from the above.

The word "structure" as used herein, shall include, not in limitation thereof by lack of enumeration herein, a stable, barn, sign, tent, trailer, mobile home, boat, shack, and other outbuildings or structures either temporary or permanent in character.

No fence shall be erected in the front yards of any lots without the express written permission of two officers of Dohm Construction Co., Inc., or its agents appointed in writing for such purposes.

2. As long as Dohm Construction Co., Inc. has any title to any part of said plat, no buildings shall be erected, placed, or altered upon any lot until the construction plans and specifications and a plot plan showing the location of the dwelling have been approved in writing by two officers of Dohm Construction Co., Inc., or their agent appointed in writing for such purpose.

After the Dohm Construction Co., Inc. ceases to have title to any lot or lots in said plat, no building shall be erected or placed on said lot until the plans, specifications, plot plan and elevations showing the location of such building have been approved in writing by a committee of three (3) persons, each of whom owns a lot or lots in said plat, which committee members shall have been elected by a majority of persons holding title to any lot or lots in said plat. Dohm Construction Co., Inc. after a period of (7) years from date of plat, or after sixty-five (65%) percent of the lots in said plat have been sold, whichever occurs first, may elect to assign their rights to approve such plans, specifications, plot plan and elevations to said committee. For the purpose of said election, if any property shall be sold on land contract, the land contract vendee shall be deemed the title holder. The titleholder or holders to any lot shall be entitled to but one vote in such elections, and regardless of the number of lots owned, no person shall have more than one vote. In the event that such committee is not in existence or fails to approve or disapprove such plans, specifications, plot plan and elevations, within fifteen (15) days after the same have been submitted to any three members of said committee, then such approval shall not be required. In any case, either with or without approval as hereinbefore required, no single-story home, shall be erected with a main floor area of less than 1800 square feet and no raised ranch or split-level structure shall be erected with a main floor area of less than 1800 square feet, and the owners shall not be entitled to credit for square footage for any duplication of living areas below the main floor area.

No two-story house may be erected with less than 2,000 square feet of living space, and the first floor area must have a minimum of 1,200 square feet.

For the purposes of determining floor area, stair openings shall be included, but decks, porches, screen porches, attached garages and basements, even if the basements are finished off for recreational use, shall be excluded. The failure to secure approval shall not be grounds for forfeiture of title.

The front wall of any building shall not be located on any lot nearer than thirty (30) feet nor further than fifty (50) feet from the front lot line or nearer than twenty-five (25) feet from a side street line. Side and rear yards shall be provided, each of which shall not be less than the following:

a. Side yards:

One-story buildings - A least side yard of twelve (12) feet and a combined total of both side yards of twenty-four (24) feet. Two-story buildings - A least side yard of twelve (12) feet and a combined total of both side yards of twenty-four (24) feet.

b. Rear yard: Fifty (50) feet.

The committee shall have the right to allow a setback in excess of fifty (50) feet or a side yard of less than twelve (12) feet, depending upon terrain or existing trees, but such discretion shall be entirely with the committee.

3. All external construction and landscaping for a dwelling on any lot shall be completed within twelve (12) months from the date of issuance of municipal building permit, unless a delay in completion is due to war, strikes, or an act of God.

4. No lot, as platted, shall be resubdivided without the written consent of the committee. This covenant shall not be construed to prevent the use of more than one lot as a building site.

5. All lot area not used as a building site or lawn or under cultivation as a family garden shall be left as nature areas for plants and growth indigenous to the area in order to preserve as much of the woods setting as possible. Each lot owner shall maintain the lot in a neat appearance.

6. No noxious or offensive trade or activity shall be carried on, nor shall anything be done which may be or will become a nuisance to the neighborhood.

7. No plans shall be approved unless the owner furnishes a plot plan which indicates the location of: the building, driveway, primary and secondary drain fields, well, and gas and electric service routes. Also to be included with the plot plan is the existing grade and proposed finished grade for the lot. The finished grade must meet the existing grade at the property boundary lines. Violation of the grading plan as submitted shall allow either Dohm Construction Co., Inc. or adjacent neighbors a cause of action against the person violating such grading plan. Drainage ditches along the roads and their slopes must be landscaped and maintained by the owners of lot adjacent to them.

8. The owner shall not change the elevation of the utility Easement in excess of six (6) inches without the permission of Wisconsin Power and Light Company and shall be responsible for any damages caused to underground utilities based on any changes in grade by more than six (6) inches.

9. These covenants and restrictions are covenants and restrictions running with the land and shall be binding on all persons having an interest in said plat for a period of twenty-five (25) years after plat is recorded at which time said restrictions and covenants shall be terminated.

10. If any person, or his heirs, successors or assigns, shall violate or attempt to violate any of these covenants and restrictions herein within such twenty-five (25) years, it shall be lawful for any person or persons owning any lot or lots in said plat to bring proceedings at law or equity against the person or persons violating or attempting to violate any such covenant or restrictions.

11. Invalidation of any one of these covenants or any severable part of any covenant, by judgment or court order, shall in no wise affect any of the other provisions, which shall remain in full force and effect.

12. All lots shall be subject further to applicable zoning ordinance.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this 23 day of OCTOBER, 1978.

DOHM CONSTRUCTION CO., INC.

Richard E. Dohm (SEAL)
Richard E. Dohm, President

Robert C. Voss
Robert C. Voss, Secretary

STATE OF WISCONSIN)
COUNTY OF DANE) ss.

Personally came before me this 23rd day of October, 1978, RICHARD E. DOHM, President and ROBERT C. VOSS, Secretary, of the above named corporation, to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority, for the purposes herein contained.

Margie H. Sabcock
Notary Public, Dane County, Wisconsin
My Commission 4 May 1982

Affiliated Bank of Hilldale, hereby consents to the above Declaration of Covenants and Restrictions.

AFFILIATED BANK OF HILDALE

James S. Scott
By: JAMES S. SCOTT

R.G. Rodney
By: R.G. RODNEY

REGISTER'S OFFICE
DANE COUNTY, WIS. SS
RECORDED ON

78 NOV 3 P2:51

Vol 1010 PAGE 515
Barbara M. Hill
Register of Deeds

STATE OF WISCONSIN)
COUNTY OF DANE) ss.

Personally came before me this 1st day of November, 1978, James S. Scott, VICE PRES and Robert C. Voss, SECRETARY of the above named bank, to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority, for the purposes herein contained.

Gertchen
Notary Public, Dane County, Wisconsin
My Commission 10/1/78

United States of America

State of Wisconsin

Office of Secretary of State

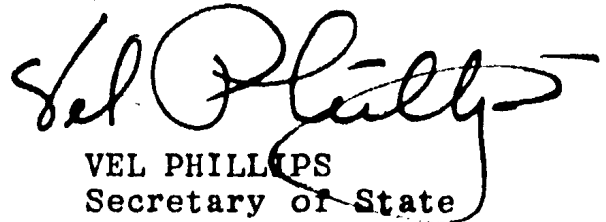
635285

VOL 2567 PAGE 2

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that the attached is a duplicate of a document accepted and filed in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date of filing of said document.


VEL PHILLIPS
Secretary of State

CHERRYWOOD HOMEOWNERS' ASSOCIATION, INC.

The undersigned incorporator for the purpose of a Wisconsin corporation under Chapter 181 of the Wisconsin Statutes, WITHOUT STOCK AND NOT FOR PROFIT, hereby adopts the following Articles of Incorporation:

- Article 1. The name of the corporation shall be Cherrywood Homeowners' Association, Inc. and shall be referred to as the Association.
- Article 2. The period of existence shall be perpetual.
- Article 3. This Association is organized and shall be operated exclusively for the purpose of promoting the general interests of the members of the Association as homeowners residing in that general area of the Town of Middleton, Dane County, commonly known as Cherrywood. A further purpose of this Association will be for the acquisition, construction, management, maintenance and care of association property.
- Article 4. To carry out the purpose for which the Association is organized, it shall have the general powers granted to it by Section 181, Wisconsin Statutes (1977).
- Article 5. The Association shall have one or more classes of members. The designation of each class and the qualifications, rights and methods of acceptance shall be set forth in the by-laws.
- Article 6. The affairs of the Association shall be managed by a Board of Directors. The number, qualifications, manner of election and term of Directors shall be prescribed by the by-laws. The number of directors shall not be less than three (3).
- Article 7. the names and addresses of the initial directors are:
- | | |
|---|--|
| James Hublou
7830 Ox Trail Way
Verona, WI 53593 | Richard Dewey
7769 Cherry Wood Lane
Verona, WI 53593 |
| Doug Bear
3588 Mathias Way
Verona, WI 53593 | Sally Stillwagon
3535 Sabaka Trail
Verona, WI 53593 |
| Terry Riker
3567 Sabaka Trail
Verona, WI 53593 | Donna Weihofen
3590 Sabaka Trail
Verona, WI 53593 |
| Don Hildewig
3608 Richie Road
Verona, WI 53593 | |
- Article 8. The location of the principal office is 7830 Ox Trail Way, Verona, WI 53593. The initial registered agent of the Association is James Hublou, At the above address.
- Article 9. The name and address of the incorporator:
James T. Hublou
7830 Ox Trail Way
Verona, WI 53593

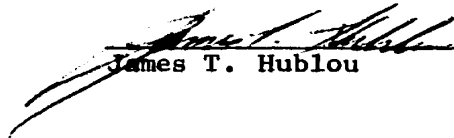
Article 10. No part of the earnings of this Association shall inure to the benefit of or be distributed to any individual, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its purposes.

Article 11. These Articles may be amended or repealed and new Articles may be adopted at any meeting of the members by a majority vote of the total membership.

Executed in duplicate this 19th day of January, 1981.

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(NO CORPORATE SEAL)


James T. Hublou

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 19th day of January, 1981, the above named James T. Hublou, to me known to be the person who executed the foregoing Articles of Incorporation, and acknowledged the same.


Notary Public, State of Wisconsin
My Commission expires: 3/1/81

These Articles were drafted by
Atty. James T. Hublou

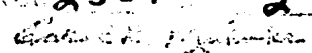
STATE OF WISCONSIN
FILED

JAN 20 1981

VEL PHILLIPS
SECRETARY OF STATE

REGISTER'S OFFICE
DANE COUNTY, WIS. SS
RECORDED ON

81 JAN 20 P 2: 57

Vol 2537 2

Register of Deeds

Return to:
Atty James T. Hublou
7830 Oxtrail Way
Vernon, WI 53593

1838034

WARRANTY DEED
STATE OF WISCONSIN—FORM 10

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
JUN 14 1984
VOL 5779 PAGE 1
RECORDED ON

THIS INDENTURE, Made by Dohm Construction Co., Inc.
a/k/a Dohm Construction Company, Inc.
 a Corporation duly organized and existing under and by virtue of the laws of
 the State of Wisconsin, grantor, of Dane
 County, Wisconsin, hereby conveys and warrants to Leonard M. Smith
and Judith C. Smith, husband and wife

grantee of Dane County, Wisconsin, for the
 sum of One Dollar (\$1.00) and other good and
valuable consideration
 the following tract of land in Dane County,
 State of Wisconsin:

Register of Deeds

RETURN TO

BUFFETT, DEW, BLANFY, OLSON & LAMER
 LAW OFFICE
 300 SOUTH HAMILTON STREET
 MADISON, WISCONSIN 53703

Outlot Two (2), First Addition to Cherrywood, in the Town of
 Middleton.

Subject to zoning ordinances, building and other restrictions imposed by
 law or ordinance, and easements, covenants, conditions and restrictions
 of record which affect the above real estate.

This document represents a warranty deed to the above real estate
 description, except that Grantor conveys by only quit claim deed,
 those portions of the above described parcel which are West of a
 fence line that runs North and South on the parcels and is shown on
 the recorded plat of the First Addition to Cherrywood, Dane County,
 Wisconsin.

TRANSFER

\$8370.00

FEE PAID

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor has caused these presents to be signed by
Richard E. Dohm, its President, and countersigned by Eileen B. Dohm
 its Secretary, at Madison, Wisconsin, and its corporate seal to be hereunto affixed this
11 day of June, A. D., 1984.

SIGNED AND SEALED IN PRESENCE OF

DOHM CONSTRUCTION CO., INC.

Corporate Name

President

Richard E. Dohm, President

COUNTERSIGNED:

Secretary

Eileen B. Dohm, Secretary

STATE OF WISCONSIN.

Dane

County. ss.

Personally came before me, this June day of June, A. D., 1984,
Richard E. Dohm, President, and Eileen B. Dohm, Secretary
 of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me
 known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing
 instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

Thomas G. Voss

/bos

NOTARY
SEAL

Notary Public, Dane County, Wis
 My commission (expires) 12/7/86

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon
 the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or govern-
 mental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

United States of America
State of Wisconsin
OFFICE OF THE SECRETARY OF STATE

RECORDER'S OFFICE
DANE COUNTY, WI.
JANE LIGHT
REGISTER OF DEEDS
RECORDED ON

FEB 7 10 39 AM '90

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2184248

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that the attached is a duplicate of a document accepted and filed in my office.

IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed
my official seal, at Madison, on
the date of filing of said doc-
ument.

Douglas L. Follette

DOUGLAS L. FOLLETTE
Secretary of State

16'

ARTICLES OF INCORPORATION

OF

VOL 13835 PAGE 45

CHERRYWOOD NEIGHBORHOOD HOMEOWNER'S
ASSOCIATION, INC.

We, the undersigned, natural persons of the age of 21 years or more, acting as incorporators of a corporation under the Wisconsin Non-Stock Corporation Law, adopt the following Articles of Incorporation for the corporation.

Article I

Section 1.1. Name. The name of the corporation is Cherrywood Neighborhood Homeowner's Association, Inc. (the "Corporation").

Article II

Section 2.1. Nonprofit. The Corporation does not afford pecuniary gain, incidentally or otherwise, to its members.

Article III

Section 3.1. Duration. The period of its duration is perpetual.

Article IV

Section 4.1. Purposes. The purpose for which the Corporation is organized is to promote and develop the common good and social welfare of residents of communities consisting of Member Parcels lying within the following lands of the Town of Middleton, Dane County, Wisconsin, hereinafter described, and any other lawful purpose permitted or authorized by Chapter 181, Wis. Stats.:

All lands lying within Section 30, Town of Middleton; and the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, the SW 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4 of Section 19, Town of Middleton; and the NW 1/4 of the NW 1/4, the NE 1/4 of the NW 1/4, the NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of Section 31, Town of Middleton.

Section 4.2. Application of Restrictions. These restrictions shall apply only to lands lying within the lands set forth in Article 4.1 whose owners have voluntarily subjected the title of their lands therein to the covenants, liens, charges, conditions, deed restrictions, indentures, agreements, or declarations approved, ratified or adopted by resolution of the Board of Directors of this Corporation. Such lands, together with any lands acquired by this Corporation for the benefit and

enjoyment of its members, shall be considered as the community described in these Articles of Incorporation and the proper object of the powers and purposes of this Corporation.

Section 4.3. Corporate Powers. The Corporation shall have the power:

- a. to take and hold any property;
- b. to establish, administer, and enforce covenants, conditions, restrictions, reservations, servitudes, profits, licenses, easements, liens or charges for the support and benefit of the Corporation and the welfare or betterment of the communities or residents;
- c. to construct, install, extend, operate, maintain, repair, and replace utilities, systems, services, or other facilities on the property for the welfare or betterment of the community or residents;
- d. to manage, regulate, and control the common or community use and enjoyment of the property services, or facilities for the welfare or betterment of the community or the residents;
- e. to sell, convey, dispose of or lease any property;
- f. to lay out, open, construct and maintain public streets and roads within the lands described in Article 4.2.
- g. to purchase, own, lease and operate for the benefit and use of the residents of the communities; and to apply for and hold, sell, lease or convey franchises or apply for the transfer of licenses issued by governmental agencies pertaining to the recreational facilities, including the dispensing or sale of alcoholic beverages.
- h. The Corporation shall have all powers conferred upon it by law including Chapter 181, Wis. Stats., unless inconsistent with the provisions of this Article. The Corporation shall not be organized nor operated for profit, nor shall it participate or intervene, directly or indirectly, in any political campaign on behalf of or in opposition to any candidate for public office.

Article V

Section 5.1. Membership. Initial membership in the Association shall be voluntary in that initial members become such by signing a Deed of Covenant by which they subject the title of their lands to the terms and conditions set forth in a Declaration of Restrictions and Covenants for the Cherrywood Neighborhood Homeowner's Association, Inc. By signing and recording such a Deed of Covenant, members will have agreed to subject their interest in such lands, as well as the interest of their successors and assigns to the terms and conditions of the Declaration noted above. Said restrictions and covenants shall

run with the land. Such parcels shall herein be referred to as Member Parcels. Membership is open to all owners of Member Parcels lying within the lands listed in Article 4.2 of these Articles. Every person or entity who is the owner of a fee or of the equitable title in a Member Parcel when purchasing under a land contract and who is subject to assessment, either present or future, by the Corporation pursuant to the provisions of any recorded instrument relating to the assessment, shall be a member of the Corporation. For the purpose of determining membership, ownership will be deemed to have vested upon delivery of a duly executed deed or land contract to the grantee or vendee. The legal title retained by a vendor selling under a contract that is essentially a security device shall not qualify the vendor for membership. Foreclosure of a contract or repossession for any reason of a Member Parcel or unit sold under contract shall terminate the vendee's membership, whereupon all rights to membership shall revert in the vendor.

Section 5.2. Voting rights. Members shall be all the owners as defined in Section 5.1. Members shall be entitled to two votes for each Member Parcel in which they hold the interest required for membership by Section 1 as shown by the records of the Corporation as of the last day preceding the next membership annual meeting. When more than one person holds such interest or interests in any Member Parcel, all such persons shall be members; and the vote for the Member Parcel shall be exercised as they may among themselves determine, but in no event shall more than two votes be cast for any one Member Parcel. Vacant lots that have not been assessed dues shall not be eligible to vote unless the owner(s) of said lot agree(s) to pay dues as assessed to other members.

Section 5.3. Member Parcels. For the purpose of determining the votes allowed under this Article, when Member Parcels are counted, for parcels upon which multiple living units resulting from a condominium plat recording are situated, the parcel of land itself shall not be counted.

Section 5.4. Suspension of membership rights. The membership rights (including voting rights) of any Member may be suspended by action of the Board of Directors if the Member has failed to pay when due any dues or charge lawfully imposed upon him or any property owned by him, or if the Member, his family, his tenants, or guests of any of them, shall have violated any rule or regulation of the Board regarding the use of any property or conduct.

Article VI.

Section 6.1. Principal office and agent. The street address of the initial principal office of the Corporation is

7820 Caribou Court, Verona, Wisconsin 53593. The name of the initial registered agent of the Corporation in this state is James Mueller. Whose address is 7820 Caribou Court, Verona, Wisconsin 53593.

Article VII.

Section 7.1. Incorporators. The names and addresses of the Incorporators and initial Board of Directors are as follows:

Donald Higgins Director and Incorporator	3631 Vickiann Road Verona, WI
John Gregoire Director and Incorporator	3615 Swoboda Road Verona, WI
James Mueller Director and Incorporator	7820 Caribou Court Verona, WI
Jack Reiners Director and Incorporator	3535 Sabaka Tr. Verona, WI
William Weber Director and Incorporator	3589 Mathias Way Verona, WI
Robert Terrio Director and Incorporator	3545 Richie Road Verona, WI

Article VIII.

Section 8.1. Board of directors. The number of directors constituting the Board of Directors shall be fixed by the By-Laws. The initial Board of Directors shall consist of 6 directors who shall hold office until the election of their successors. The members at each annual meeting shall elect directors for a term established by the By-Laws. The names and addresses of those persons who shall act as directors until the election of their successors are set forth in Article 7.1.

Section 8.2. Voting. Except as herein otherwise specified, the decision of the majority of the directors currently serving shall be required and shall be sufficient to authorize any action on behalf of the Corporation. Each director shall be entitled to one vote on every matter presented to the Board of Directors.

Section 8.3. Meetings. All meetings of the members of the Corporation shall be held in Dane County, Wisconsin.

Section 9.1. Liquidation into successor organization. Upon dissolution or other termination of the Corporation, no part of the property of the Corporation, nor any of the proceeds of the property, shall be distributed to the members of the Corporation as such; but all the property and proceeds shall, subject to the discharge of valid obligations of the Corporation, be distributed as directed by the members of the Corporation to the governing body of any community or communities for the welfare of which the Corporation shall have been operated or to one or more corporations or other organizations not organized for profit and operated exclusively for the promotion of social welfare, and which does not participate or intervene in any political campaign on behalf of, or in opposition to, any candidate for public office.

Article X

Section 10.1. Powers. To carry out the purposes for which the Association is organized, it shall have the powers granted by Chapter 181 of the Wisconsin Statutes. In exercising these powers, the Association shall establish and maintain its qualification as a Homeowner's Management Association under Section 528 of the Internal Revenue Code, as amended from time to time.

Article XI

Section 11.1 Amendments. These Articles may be amended or repealed, and new articles may be adopted at any meeting of the members by a two-thirds (2/3) affirmative vote of the members present at a meeting provided the text of any such proposed change was included in the notice of the meeting.

Executed in duplicate on the 12th day of December,
19 89.

Walter H. Weber
[Signature]
[Signature]
[Signature]
[Signature]

STATE OF WISCONSIN)
) ss.
 County of Dane)

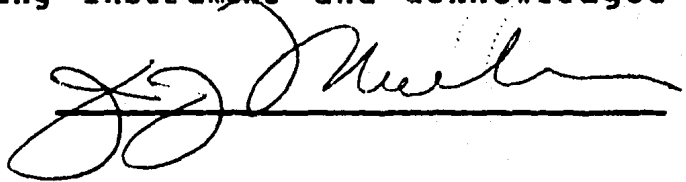
Personally came before me this 12th day of December

_____ A.D., 19 89 the aforementioned incorporator(s)

(1) William Weber, (2) Donald Higgins,
 (3) John Gregoire, (4) Jack Reiners,
 (5) Robert Terrio, (6) _____,

(7) _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission
 expires: is permanent



This document was drafted by James J. Mueller + John Krashner
 Phone: 833-1616

STATE OF WISCONSIN
 FILED

JAN 26 1990

DOUGLAS LA FOLLETTE
 SECRETARY OF STATE

STATE OF WISCONSIN)
) ss.
 County of Dane)

Personally came before me this 17th day of January

_____ A.D., 19 90 the aforementioned incorporator(s)

(1) James Mueller, (2) _____,
 (3) _____, (4) _____,
 (5) _____, (6) _____,

(7) _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission
 expires: 4/18/93

Garen J. Wallace

James Mueller
7820 Caribou Ct.
Verona, WI

53593

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