



DEPARTMENT OF FINANCIAL INSTITUTIONS

To All to Whom These Presents Shall Come, Greeting:

I, David J. Duecker, Deputy 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; with the exception of the removal of all social security numbers from the filed documents; 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.

A handwritten signature in black ink, appearing to read "David J. Duecker".

DAVID J. DUECKER, Deputy Administrator  
Division of Corporate and Consumer Services  
Department of Financial Institutions

DATE:

OCT 11 2016

BY:

A handwritten signature in blue ink, appearing to read "David J. Duecker".

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PdD  
JW

**ARTICLES OF INCORPORATION  
OF  
ALPINE MEADOWS CONDOMINIUMS UNIT  
OWNERS ASSOCIATION, INC.**

The undersigned incorporator hereby adopts the following articles of incorporation for the purpose of forming a corporation (the "corporation") under the Wisconsin Nonstock Corporation Law, Chapter 181, Stats.

**ARTICLE 1**

**Name**

The name of the corporation is ALPINE MEADOWS CONDOMINIUMS UNIT OWNERS ASSOCIATION, INC., and is referred to herein as the "Association."

**ARTICLE 2**

**Period of Existence**

The Association shall have perpetual existence unless dissolved pursuant to the provisions of the Wisconsin Statutes then in effect.

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**ARTICLE 3**

**Purpose**

The Association is organized and shall be operated as an association of unit owners (as described in Section 703.15, Wisconsin Statutes) of Alpine Meadows Condominiums, and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized and permitted by Chapters 181 and 703, Wisconsin Statutes. The Association shall establish and maintain its qualification as a "condominium management association" under Section 528, Internal Revenue Code, as amended from time to time.

**ARTICLE 4**

**Principal Office**

The principal office of the Association is located in Dane County, Wisconsin. The address of the principal office of the Association is 8605 Fairway Place, Suite 101, Middleton, Wisconsin 53562.

**ARTICLE 5**

**Registered Agent**

The name and address of the registered agent of the Association is Charles L. Elliott, 8605 Fairway Place, Suite 101, Middleton, Wisconsin 53562.

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## **ARTICLE 6**

### **Members**

The Association shall have members. Membership provisions shall be set forth in the Bylaws. The voting rights of members of the Association shall be as set forth in the Bylaws and the Declaration of Condominium of Alpine Meadows Condominiums (the "Declaration").

## **ARTICLE 7**

### **Declarant Control**

Pursuant to the provisions of the Declaration with regard to Declarant control, and pursuant to Section 703.15(2)(c) of the Wisconsin Statutes, any and all of the powers and responsibilities of the Association and its officers shall be exercised by the Declarant for a period not to exceed the earliest of: (1) three (3) years from the date that the first unit of the Condominium is conveyed by the Declarant to any other person; (2) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Element interest of the Condominium to purchasers; or (3) the Declarant's election to waive its right of control. Prior to the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting of its members, and the unit owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the Board of Directors. Prior to the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the unit owners other than the Declarant shall elect at least thirty-three and one-third percent (33-1/3%) of the directors on the Board of Directors.

## **ARTICLE 8**

### **Amendments**

These articles may be amended in the manner provided by Chapter 181 of the Wisconsin Statutes at the time of amendment, provided, however, that as long as the Declarant (as defined in the Declaration) controls the Association pursuant to Article 7 hereof, no amendment shall be effective without the written consent of the Declarant. New Articles may be adopted at any meeting of the members by a three-fourths (3/4) affirmative vote of the total membership; provided the text of any such proposed change was included in the notice of the meeting.

## **ARTICLE 9**

### **Directors**

The affairs of the Association shall be managed by a Board of Directors. The numbers, qualifications, manner of election and term of Directors shall be prescribed by the By-Laws, provided that at no time shall the number of directors authorized be less than three (3). The names and addresses of the initial board of directors are:

1. Charles L. Elliott  
8605 Fairway Place, Suite 101  
Middleton, WI 53562

**ARTICLES OF INCORPORATION  
CHAPTER 181**

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