

**MAPLE WOOD CONDOMINIUM ASSOCIATION, INC.**  
**(Madison, WI 53704)**

**DISCLOSURE MATERIALS**

**ARTICLES OF INCORPORATION**  
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ARTICLES OF INCORPORATION

OF

MAPLE WOOD CONDOMINIUM ASSOCIATION, INC.  
(A Nonstock, Nonprofit Corporation)

This instrument is executed by the undersigned for the purpose of forming a Nonstock, Nonprofit Corporation under Chapter 181 of the Wisconsin Statutes (hereinafter "The Wisconsin Nonstock Corporation Law").

ARTICLE I

NAME

The name of this corporation shall be Maple Wood Condominium Association, Inc. (hereinafter "Association").

ARTICLE II

PERIOD OF EXISTENCE

The period of existence of the Association shall be perpetual.

ARTICLE III

DEFINITIONS

The following definitions shall apply to these Articles:

"Common Elements" mean all of the Condominium except its Units.

"Condominium" means the land and improvements made subject to the Declaration.

"Condominium Ownership Act" refers to Chapter 703 of the Wisconsin Statutes (1977) as amended from time to time.

"Declarant" refers to PDT Partnership, a general partnership organized and existing under the laws of the State of Wisconsin and having its principal place of business at Verona, Wisconsin.

"Declaration" means the Declaration of Condominium of Maple Wood Condominium Homes as recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 2068 of Records,

at page 17 as Document No. 1672153 and as amended from time to time.

"Mortgagee" means the holder of any recorded mortgage encumbering one or more Units or a land contract vendor.

"Unit" means that part of the Condominium intended for independent use as described in the Declaration.

"Unit Owner" means a person, combination of person, partnership or corporation who holds legal title to a Unit or has equitable ownership as a land contract vendee.

#### ARTICLE IV

##### PURPOSES

This Association is organized to serve as the "Association of Unit Owners," as defined in the Condominium Ownership Act, for Maple Wood Condominium Homes in Madison, Wisconsin, and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized and permitted by the Condominium Ownership Act, the Declaration, the Bylaws and The Wisconsin Nonstock Corporation Law.

#### ARTICLE V

##### PRINCIPAL OFFICE AND REGISTERED AGENT AND OFFICE

The principal office of this Association is located at 10 Maple Wood Lane, Unit #1, Madison, Wisconsin 53704, and the registered agent at such address is Taff & Taff Builders, Inc., a corporation organized and existing under the laws of the State of Wisconsin.

#### ARTICLE VI

##### MEMBERSHIP

The membership of this Association shall at all times consist exclusively of all of the Unit Owners of Maple Wood Condominium Homes, Madison, Wisconsin. In the event that the Condominium is expanded as provided in the Declaration, each of the Unit Owners of Units added to the expanded Condominium shall be members of this Association. Membership shall immediately commence upon acquisition of an ownership interest in a Unit of

the Condominium and shall immediately terminate upon conveyance of such ownership interest. Upon the death of a Unit Owner, if his or her ownership interest shall pass to his or her personal representative or to a trustee, such personal representative or trustee shall be a member of the Association.

No Unit Owner may voluntarily withdraw from or be expelled from membership in the Association. Membership certificates are not required and shall not be issued. Members shall have the additional rights and obligations and shall be subject to the additional restrictions contained in the Condominium Ownership Act, the Declaration and the Bylaws of the Association.

## ARTICLE VII

### VOTING

One and only one vote in the affairs of the Association shall appertain to each Unit of the Condominium. If there are multiple owners of any Unit, it shall be necessary for those owners to act unanimously with respect to the vote appertaining to their Unit in order for their vote to be counted. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the members until his or her name and current mailing address and the name and address of the Mortgagee of his or her Unit, if any, has been furnished to the Secretary of the Association. The Bylaws may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the members if the Association has recorded a statement of Condominium lien on the Unit Owner's Unit as provided in the Condominium Ownership Act and the amount necessary to release the lien has not been paid at the time of the meeting. Members shall have the additional voting rights and shall be subject to the additional restrictions on voting contained in the Condominium Ownership Act, the Declaration, and the Bylaws of the Association.

## ARTICLE VIII

### DIRECTORS

The affairs of this Association shall be governed by a Board of Directors who need not be members of the Association until such time as the Declarant ceases to control the Association as provided in Section Seven of the Declaration and in Article X herein, at which time not more than one of the directors may be a nonmember of the Association. The number of

directors shall be fixed in the Bylaws but in no event shall be less than three. The manner in which the directors shall be elected, appointed and removed shall be provided for in the Bylaws.

## ARTICLE IX

### INITIAL BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors shall be three, and their names and addresses are as follows:

- (1) Peter J. Dwyer  
2224 Dahlk Circle  
Verona, WI 53593
- (2) Donald G. Raffel  
408 North Schuman Street  
Verona, WI 53593
- (3) Tilman H. Christianson  
6200 Verona Road  
Madison, WI 53719

The directors herein named shall serve until the first election of directors as provided in Article X, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

## ARTICLE X

### DECLARANT CONTROL

Subject to all provisions of the Declaration and the Bylaws of this Association with regard to Declarant control, any and all of the powers and responsibilities of this Association, its Board of Directors and its Officers shall be exercised by the Declarant for a period not to exceed the earlier of: (1) ten years from the date that the first Unit of the Condominium is conveyed by the Declarant to any other person; or (2) thirty days after the conveyance of 75 percent 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 25 percent 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 25 percent of the directors on the Board of Directors. Prior to the conveyance of 50 percent 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 33 1/3 percent of the directors on the Board of Directors. The percentage of Common Element interest conveyed to purchasers as provided above shall be calculated according to the provisions of Section Seven (F) of the Declaration.

#### ARTICLE XI

##### AMENDMENT

These Articles may be amended with the assent of 67 percent or more of the votes of the Unit Owners present or represented by proxy at any annual meeting or special meeting called for that purpose; provided, however, that as long as the Declarant controls the Association, no amendment shall be effective without the written consent of the Declarant. Notice of any meeting at which an amendment to these Articles shall be considered shall be mailed or delivered to the Mortgagees of all Units at the mailing address shown on the Association's current roster. The notice of any such meeting mailed or delivered to the Unit Owners and Mortgagees shall set forth a statement of the nature of all proposed amendments.

#### ARTICLE XII

##### INCORPORATORS

The names and addresses of the incorporators of this Association are:

- |   |  |
|---|--|
| (1) Peter J. Dwyer<br>2224 Dahlk Circle<br>Verona, WI 53593         | (2) Donald G. Raffel<br>408 North Schuman Street<br>Verona, WI 53593 |
| (3) Tilman H. Christianson<br>6200 Verona Road<br>Madison, WI 53719 |  |

