
ARTICLES OF INCORPORATION

FOR

**THE GARDENS AT SWAN CREEK CONDOMINIUM OWNERS
ASSOCIATION, INC.**

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ARTICLES OF INCORPORATION
OF
THE GARDENS AT SWAN CREEK CONDOMINIUM
OWNERS ASSOCIATION, INC.

The Gardens at Swan Creek Condominium Owners Association, Inc., a nonstock, nonprofit corporation organized under Chapter 181 of the Wisconsin Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation is The Gardens at Swan Creek Condominium Owners Association, Inc. (hereinafter referred to as the "Association").

ARTICLE II
PERIOD OF EXISTENCE

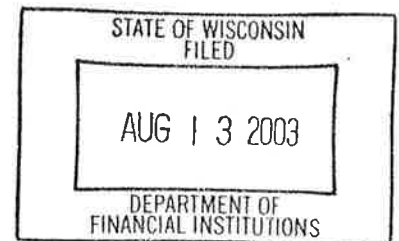
The period of existence of the Association is perpetual.

ARTICLE III
PURPOSE

The Association is organized to serve as an association of unit owners (as described in Section 703.15 of the Wisconsin Statutes) for The Gardens of Swan Creek, a Condominium created under Chapter 703 of the Wisconsin Statutes, located in the City of Fitchburg, Dane County, Wisconsin, and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized and permitted by Chapter 181 of the Wisconsin Statutes.

ARTICLE IV
MEMBERS

The Association shall have members. Membership provisions (including the designation of classes, if any, and the method of acceptance of members of each such class) shall be set forth in the Bylaws of the Association (the "Bylaws"). The respective voting rights of the members of the Association shall be as set forth in the Bylaws and that certain Declaration of Condominium for The Gardens of Swan Creek, a Condominium recorded in the office of the Dane County Register of Deeds (the "Declaration").



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ARTICLE V
PRINCIPAL OFFICE

The address of the principal office of the Association is c/o Phillip A. Sveum, Sveum Enterprises, Ltd., 2927 South Fish Hatchery Road, Fitchburg, Wisconsin 53711. The principal office is located in Dane County, Wisconsin.

ARTICLE VI
REGISTERED AGENT

The name and address of the initial registered agent of the corporation are Phillip A. Sveum, c/o Sveum Enterprises, Ltd., 2927 South Fish Hatchery Road, Fitchburg, Wisconsin 53711.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a board of directors. The number of directors constituting the initial board of directors (the "Initial Directors") shall be three (3). Thereafter, the number and manner of election or appointment of directors and their terms of office shall be as provided in the Bylaws. The names and addresses of the Initial Directors are as follows:

Phillip A. Sveum
2927 South Fish Hatchery Road
Fitchburg, WI 53711

Peter A. Sveum
2927 South Fish Hatchery Road
Fitchburg, WI 53711

Randy Christianson
2927 South Fish Hatchery Road
Fitchburg, WI 53711

ARTICLE VIII
ACTION BY BOARD OF DIRECTORS WITHOUT A MEETING

Any action required or permitted by these Articles or the Bylaws to be taken by the board of directors of the Association may be taken without a meeting if a written consent, setting forth the action so taken, is signed by two-thirds (2/3) of the directors then in office.

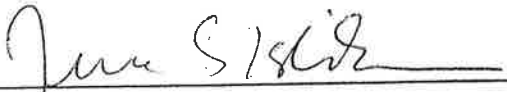
ARTICLE IX
INCORPORATOR

The name and address of the incorporator are Jesse S. Ishikawa, Reinhart Boerner Van Deuren s.c., 22 East Mifflin Street, Suite 600, P.O. Box 2018, Madison, WI 53701-2018.

ARTICLE X
AMENDMENT OF ARTICLES AND BYLAWS

Any amendment to these Articles of Incorporation or the Bylaws that alters or abrogates the rights of the Declarant (as defined in the Declaration) or the Declarant's successors or assigns shall be null, void and of no force or effect unless it is approved in writing by the Declarant. This Article X may not be amended or deleted without the approval in writing of the Declarant.


Dated at Madison, Wisconsin, this 12th day of August, 2003.



Jesse S. Ishikawa, Incorporator

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

On this 12th day of August, 2003, Jesse S. Ishikawa, to me personally known and being first sworn, acknowledged that he signed the above document for the purposes recited therein.



Name: Amy S. Carril
Notary Public, State of Wisconsin
My Commission: expires 4-30-06

This document was drafted by Jesse S. Ishikawa, Esq.

Please return this document to:
Julie Tjugum-Rasmussen
Reinhart Boerner Van Deuren s.c.
22 E. Mifflin Street, Suite 600
Madison, WI 53703

