

ARTICLES OF INCORPORATION OF
VERONA – MAIN STREET
CONDOMINIUM ASSOCIATION, INC.

Document Number

Title of Document

We, the undersigned, for the purpose of forming a non-stock, non-profit corporation, in accordance with the laws of the State of Wisconsin, acknowledge and file these Articles of Incorporation in the office of the Department of Financial Institutions of the State of Wisconsin.

**ARTICLE I
NAME**

The name of this corporation shall be Verona – Main Street Condominium Association, Inc. (“**Association**”).

Record this document with the Register of Deeds

Name and Return Address:

Attorney Gregory J. Paradise
Mohs, MacDonald, Widder &
Paradise
20 N. Carroll Street
Madison, WI 53703

(Parcel Identification Number)

**ARTICLE II
PURPOSES AND POWERS**

The purpose for which the Association is formed is to operate as an association, as that term is defined in Chapter 703, Wisconsin Statutes (1999), for Verona – Main Street Condominium (“**Condominium**”).

To accomplish the foregoing purpose, the Association shall have all common law and statutory corporate powers under Chapters 181 and 703, Wisconsin Statutes including, without enumeration, all such powers which may be exercised by an association as if specifically granted in its articles of incorporation. In addition, the Association is authorized to qualify for tax exempt status under Section 528, Internal Revenue Code of 1986, to merge with other associations, and to delegate powers to a master association, as that term is defined in Chapter 703, Wisconsin Statutes (1999).

**ARTICLE III
MEMBERS**

Section 1. Each Unit Owner in the Condominium shall automatically be a member of the Association and his, her, its or their membership shall automatically terminate when he, she, it or they, sell his, her, its or their Unit. If a Member sells his, her, its or their Unit, his, her, its or their purchaser will automatically acquire membership in the Association under the provisions of the Declaration. Membership certificates are not required and will not be issued. The rights and obligations of membership shall be as set forth in the Association’s By-Laws and applicable law.

Section 2. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his, her, its or their Unit.

**ARTICLE IV
EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE V
INCORPORATOR**

The name and address of the Incorporator of the Association is as follows:

Randall P. Alexander
c/o The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, Wisconsin 53713

**ARTICLE VI
DIRECTORS**

The affairs and property of the Association shall be managed and governed by a Board of Directors composed of not less than three (3) persons. The number of directors will be determined from time to time pursuant to the Association's By-Laws.

**ARTICLE VII
BOARD OF DIRECTORS**

The following persons shall constitute the initial Board of Directors and shall hold office and serve until their successors are elected as provided in the Association's By-Laws:

Mr. Randall P. Alexander
c/o The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, Wisconsin 53713

Ms. Natalie Bock
c/o The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, Wisconsin 53713

Mr. Tom Miller
c/o The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, Wisconsin 53713

**THIS DOCUMENT DRAFTED BY:
Attorney Gregory J. Paradise
MOHS, MACDONALD, WIDDER & PARADISE
20 North Carroll Street
Madison, WI 53703**