

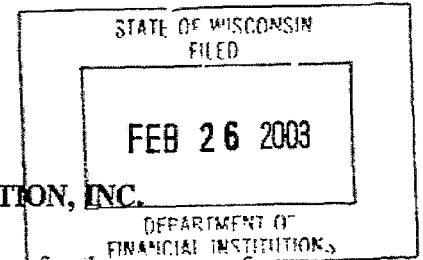
THIS DOCUMENT SHALL BE RECORDED IN THE
FOLLOWING COUNTY: OZAUKEE COUNTY

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RECORDS
STATE OF WISCONSIN

**ARTICLES OF INCORPORATION
OF**

GRAFTON SQUARE CONDOMINIUM OWNERS' ASSOCIATION, INC.



The undersigned natural person more than eighteen (18) years of age, for the purpose of organizing a corporation under the provisions and subject to the requirements of Chapter 181, Wisconsin Statutes, known as the "Wisconsin Non-Stock Corporation Law", does sign and acknowledge Articles of Incorporation, as follows:

ARTICLE 1. NAME. The name of the corporation is Grafton Square Condominium Owners' Association, Inc.

ARTICLE 2. EXISTENCE. The period of existence shall be perpetual.

ARTICLE 3. PURPOSES. The corporation is organized to run, operate, administer, control and manage the affairs of the condominium unit owners including but not limited to adopting budgets for revenues, expenditures and reserves and to levy and collect assessments for common expenses from the unit owners; employ and dismiss employees and agents; sue on behalf of the unit owners; enter into contracts and incur liabilities; cause improvements to be made as a part of the common elements; grant easements through or over the common elements; grant or withhold approval of any action by a unit owner to change the exterior appearance of any condominium building; obtain and pay for the services of any person or entity to manage its affairs; obtain and pay for legal, accounting and such other services necessary or desirable in connection with the operation and administration of the condominium; acquire and hold for the use and benefit of all the unit owners tangible and intangible personal property and real property and dispose of the same; establish reasonable rules and regulations governing the use of the units and the common elements; contact for garbage and trash collection, snow and ice removal lawn and landscaping care, common area maintenance and other common services; and, exercise all other powers set forth in Declaration of Condominium, Condominium Ownership Act of the State of Wisconsin, and By-Laws for the purposes managing, operating and running the Condominium.

ARTICLE 4. MEMBERS. The corporation shall have members.

ARTICLE 5. MEMBERSHIP CLASSIFICATION. The corporation shall have one class of members. Each owner of a unit in the Grafton Square Condominium, including the Declarant, shall be a member of the corporation. Only owners of units in the Grafton Square Condominium shall be members of the corporation.

ARTICLE 6. DIRECTORS. The directors of the corporation shall be elected by majority vote of the members of the corporation at the annual meeting unless a different method of election is set forth in the Bylaws.

ARTICLE 7. REGISTERED AGENT. The name of the initial registered agent of the corporation is Greg A. James.

ARTICLE 8. ADDRESS. The initial registered address of the corporation is 318 North Lake Road - No. 101, Oconomowoc, WI 53066.

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ARTICLE 9. LOCATION OF PRINCIPAL OFFICE. The mailing address and county of the principal office of the corporation is 318 North Lake Road - No. 101, Oconomowoc, Waukesha County, WI 53066.

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ARTICLE 10. NUMBER OF DIRECTORS. The initial number of directors shall be three. The manner of election of the directors will be fixed by the by-laws of the corporation. The number of directors may be amended by an amendment to these Articles or as further provided for in the by-laws provided the number of directors shall not be less than the minimum required number of directors as set forth in Chapter 181, Wisconsin Statutes.

ARTICLE 11. NAMES AND ADDRESSES OF INITIAL DIRECTORS. The names and addresses of the initial board of directors of the corporation are:

Greg A. James	318 N. Lake Road - No. 101, Oconomowoc, WI 53066
Bradley H. James	318 N. Lake Road - No. 101, Oconomowoc, WI 53066
Brian H. James	318 N. Lake Road - No. 101, Oconomowoc, WI 53066

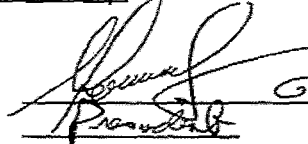
ARTICLE 12. RECORDS. The corporation shall keep records that show and reflect each member's rights and interests in any funds which the corporation retains.

ARTICLE 13. LIQUIDATION. Upon the liquidation and/or dissolution of the corporation, the remaining property and assets shall be distributed to all who are members of the corporation at the time of the liquidation and/or dissolution, based upon their membership interest.

ARTICLE 14. AMENDMENT. These Articles may be amended in the manner authorized by law at the time of amendment.

ARTICLE 15. INCORPORATOR. The name and address of the incorporator is Greg A. James and his address is 318 North Lake Road - No. 101, Oconomowoc, WI 53066

EXECUTED in duplicate this 18th day of February 2003



Greg A. James

STATE OF WISCONSIN)

ss.

WAUKESHA COUNTY)

Personally came before me this 18 day of Feb 2003, the above named Greg A. James to me known to be the person who executed the foregoing instrument and acknowledged the same.

Diane Chadwick
Diane Chadwick (print or type name
Notary Public, Waukesha Co., WI
My commission expires 9/21/2003

Drafted by Atty. Jack A. Enea
Schloemer, Alderson, Spella & Muehlbauer & Enea, S.C.
101 South 6th Avenue
West Bend, WI 53095