

ARTICLES OF INCORPORATION

CROSSWINDS AT HAWK'S LANDING CONDOMINIUM ASSOCIATION, INC.

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ARTICLES OF INCORPORATION OF
CROSSWINDS AT HAWK'S LANDING
CONDOMINIUM ASSOCIATION, INC.

Document Number

Title of Document

I, 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 Crosswinds at Hawk's Landing Condominium Association, Inc. ("Association").

Record this document with the Register of Deeds

Name and Return Address:

Attorney John W. Van Note
Mohs, MacDonald, Widder & Paradise
20 N. Carroll Street
Madison, WI 53703

251-0708-334-0127-0
(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 Crosswinds at Hawk's Landing Condominiums ("Condominium").

To accomplish the foregoing purpose, the Association shall have all common law and statutory corporate powers under Chapters 181 and 703, Wisconsin Statutes (1999), 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.

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STATE OF WISCONSIN

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:

Gary J. Gorman	1244 South Park Street Madison, WI 53715
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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.

Gary J. Gorman	1244 South Park Street Madison, WI 53715
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Joyce S. Wuetrich	1244 South Park Street Madison, WI 53715
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Kathie Bahman	1244 South Park Street Madison, WI 53715
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ARTICLE VIII

PRINCIPAL OFFICE

The Association's principal office shall be located at 1244 South Park Street, Madison, Dane County, Wisconsin, 53715.

ARTICLE IX
REGISTERED AGENT

The registered agent of the Association is Gary J. Gorman, 1244 South Park Street, Madison, Wisconsin, 53715.

ARTICLE X
AMENDMENTS

An affirmative vote of sixty-seven (67%) percent of all votes entitled to be cast by Members shall be required for approval of an amendment of these Articles.

ARTICLE XI
INDEMNIFICATION

Every director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him or her in connection with any proceedings or any settlement thereof, to which he or she may be a party, or in which he or she may become involved by reason of his or her being or having been a director or officer of the Association, whether or not he or she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officers may be entitled.

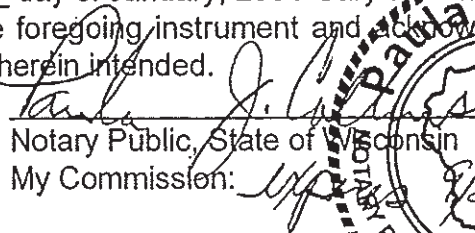
IN WITNESS WHEREOF, I have hereunto set my hand and seal at Madison, Dane County, Wisconsin, this 29th day of January, 2001



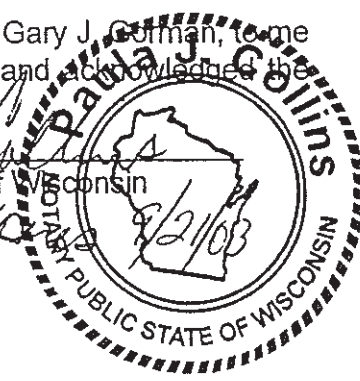
Gary J. Gorman, Incorporator

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this 29th day of January, 2001 Gary J. Gorman, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.



Notary Public, State of Wisconsin
My Commission: 1/2/03



THIS DOCUMENT DRAFTED BY:
Attorney John W. Van Note
MOHS, MACDONALD, WIDDER & PARADISE
20 North Carroll Street
Madison, WI 53703