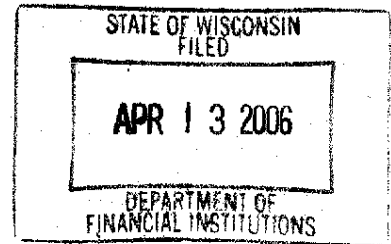


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APR 12 2006

WISCONSIN  
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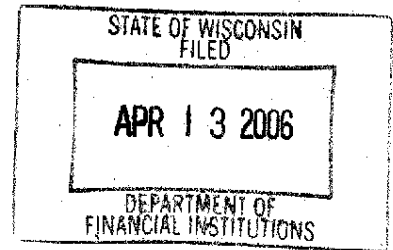


**ARTICLES OF INCORPORATION  
OF  
TROY GARDENS CONDOMINIUM ASSOCIATION, INC.**

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OF  
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**ARTICLES OF INCORPORATION  
OF**

**APR 12 2006 TROY GARDENS CONDOMINIUM ASSOCIATION, INC.**

STATE OF WISCONSIN  
FILED  
**APR 13 2006**  
DEPARTMENT OF  
FINANCIAL INSTITUTIONS

**WISCONSIN** The undersigned acting as incorporator of a corporation under the Wisconsin  
**DFI** Nonstock Corporation Law (Chapter 181 of the Wisconsin Statutes), adopts the following  
Articles of Incorporation for such corporation.

**ARTICLE I  
NAME**

The name of the corporation is Troy Gardens Condominium Association, Inc.  
(hereinafter called the "Association").

**ARTICLE II  
PURPOSE OF THE ASSOCIATION**

The purpose of the Association is to govern Troy Gardens, a condominium  
created by the Declaration of Troy Gardens, A Condominium, as amended from time to time and  
recorded in the office of the Dane County, Wisconsin Register of Deeds (the "Declaration").

**ARTICLE III  
POWERS OF THE ASSOCIATION**

The Association shall have all powers conferred upon nonstock corporations  
organized under Chapter 181 of the Wisconsin Statutes and any successor provisions thereto now  
enacted or hereafter amended, limited only as provided in the Declaration, the Bylaws of the  
Association ("Bylaws"), and Chapter 703 of the Wisconsin Statutes and any successor provisions  
thereto now enacted or hereafter amended, but shall exercise such powers only in fulfillment of  
its above-stated purpose.

**ARTICLE IV  
MEMBERS**

The Association shall have members. Every person who, or partnership,  
corporation, limited liability company or other legal entity which, or any combination of the  
foregoing who or which, holds or hold legal title to, or equitable ownership as a land contract  
vendee of, a Unit (as defined in the Declaration) shall be a member of the Association.  
Membership shall be appurtenant to and may not be separated from ownership of a Unit.  
Membership in the Association is mandatory for all such persons and entities. Voting rights of  
members, including the designation of voting classes, if any, and all other provisions regarding  
members, shall be set forth in the Bylaws.

**ARTICLE V  
BOARD OF DIRECTORS**

The affairs of the Association shall be managed by its Board of Directors. The  
number of Directors constituting the initial Board of Directors shall be three (3); thereafter, the  
number and manner of election or appointment of the Directors and their terms of office shall be  
as provided in the Bylaws, but the number of Directors shall not be less than three (3). Any  
action required or permitted to be taken at a meeting of the Directors may be taken by written

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action signed by two-thirds of the Directors then in office, except to the extent otherwise provided in the Bylaws.

#### ARTICLE VI PERMITTED DISTRIBUTIONS

The Association may make distributions to its members in accordance with Section 181.1302(4) and Chapter 703, Wisconsin Statutes, the Declaration and the Bylaws.

#### ARTICLE VII MISCELLANEOUS

Section 1. The mailing address of the initial principal office of the Association is c/o Madison Area CLT Corporation, 305 South Paterson Street, Madison, Wisconsin 53703, Attn: Executive Director.

Section 2. The initial registered agent of the Association is Madison Area CLT Corporation, a Wisconsin nonstock corporation.

Section 3. The address of the initial registered agent is 305 South Paterson Street, Madison, Wisconsin 53703, Attn: Executive Director.

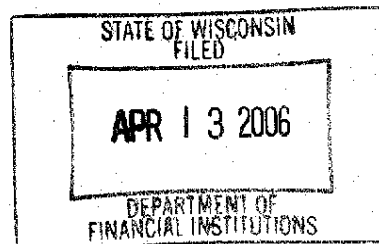
Section 4. These Articles may be amended in the manner authorized by law at the time of amendment, but only in accordance with the provisions of the Declaration and Bylaws.

Section 5. The initial Directors shall serve until their successors are elected pursuant to the Bylaws of the Corporation. The names and addresses of the persons constituting the initial Board of Directors are:

Niel Moser  
5221 Hedden Circle  
Middleton, Wisconsin 53562

William C. Perkins  
731 Copeland Street  
Madison, Wisconsin 53711

Bert Zipperer  
1337 Jenifer Street  
Madison, Wisconsin 53703



Section 6. The name and address of the incorporator of the Association is: Timothy J. Radelet, Foley & Lardner, 150 East Gilman Street, Post Office Box 1497, Madison, Wisconsin 53701-1497.

Executed in duplicate on the 10th day of April, 2006.

  
\_\_\_\_\_  
Timothy J. Radelet, Incorporator

This instrument was drafted by Timothy J. Radelet, Foley & Lardner LLP, 150 East Gilman Street, Post Office Box 1497, Madison, Wisconsin 53701-1497, (608) 258-4219.