

NONSTOCK ARTICLES OF INCORPORATION

OF

BRADFORD POINT
PROPERTY OWNERS' ASSOCIATION, INC.

Executed by the undersigned for the purpose of forming a Wisconsin corporation under Chapter 181 of the Wisconsin Statutes, WITHOUT STOCK AND NOT FOR PROFIT.

ARTICLE I - NAME AND DEFINITIONS

The name of the Corporation shall be Bradford Point Property Owners' Association, Inc. For convenience, these Articles of Incorporation shall be referred to as the "Articles"; the Bylaws of the Corporation as the "Bylaws; Bradford Point, Highway 70 West, St. Germain, Wisconsin, as the "Condominium Property"; the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point as the "Declaration"; and Chapter 703 of the Wisconsin Statutes (known as the Condominium Ownership Act) as the "Act". "Unit Owner" shall mean the person(s), or entities who hold legal title to the Condominium Property.

ARTICLE II - PERIOD OF EXISTENCE

The period of existence shall be perpetual.

ARTICLE III - PURPOSES

The Corporation does not contemplate pecuniary gain or profit to the members thereof. The specific purposes for which this Corporation is formed are to provide for maintenance, preservation, and control of the common area easements within that certain tract of real property described in the Declaration and to promote the health, safety and welfare of the owners within the above-described property, and for these purposes:

A. To serve as a means through which the Unit Owners may collectively and efficiently administer, manage, operate and control the Condominium Property in accordance with the Act and the Declaration; and

B. To engage in activities included in the Act and the Declaration within the purposes for which a nonstock, nonprofit corporation may be organized under the Wisconsin Nonstock Corporation Law.

ARTICLE IV - POWERS

The Corporation shall have all of the powers enumerated in the Wisconsin Nonstock Corporation Law, to the extent not inconsistent with the Act, these Articles, the Declaration or the Bylaws, including without limitation, the following:

- A. To exercise exclusive management and control of the Common Elements as described and set forth in the Declaration;
- B. To hire, engage or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs or to properly effectuate the duties and responsibilities of the Corporation as set forth in the Declaration;
- C. To maintain, repair, replace, reconstruct, operate and protect the Common Elements and Units as set forth in the Declaration;
- D. To determine, levy and collect assessments against Unit Owners and use the proceeds thereof in the exercise of its powers and duties, including without limitation, the payment of operating expenses of the Corporation and the Common Expenses relating to the maintenance, repair, replacement, reconstruction, operation and protection of the Common Elements and Units as described and set forth in the Declaration;
- E. To enter into contracts on behalf of the Unit Owners and act as agent of the Unit Owners with regard to, among other things, common services as required for each unit, utilities, and such other matters as may be determined by the members of the Corporation;
- F. To purchase insurance on the Condominium Property and insurance for the benefit of the Corporation and its members as set forth in the Declaration;
- G. To make and amend Bylaws and reasonable regulations governing, among other things, the use and operation of the Condominium Property in the manner provided by the Declaration.
- H. To enforce by legal means the provisions of the Act, the Declaration, these Articles, the Bylaws, and the rules and regulations governing the use and operation of the Condominium Property.
- I. To adopt budgets for revenues and expenditures.
- J. To acquire, hold, encumber, and convey any right, title or interest in or to real property owned by the Corporation.
- K. To grant easements through or over the Condominium Property;

L. To establish and maintain one or more bank accounts for deposit and withdrawals of the funds of the Corporation; and

M. To do all things necessary or convenient to effectuate the purposes of this Corporation and the Declaration.

ARTICLE V - MEMBERS

The Association shall have one class of voting membership consisting of the Unit Owners. The respective rights and qualifications of the members shall be set forth in the Bylaws of the Corporation.

ARTICLE VI - PRINCIPAL OFFICE

The principal office is located in Vilas County, Wisconsin. The address of such principal office is 8440 Pinewood Drive, St. Germain, Wisconsin 54558 with a mailing address of P.O. Box 1836, Eagle River, Wisconsin 54521.

ARTICLE VII - REGISTERED AGENT AND OFFICE

The name of the initial registered agent is Glenn P. Schiffmann. The address of the initial registered agent is 8440 Pinewood Drive, St. Germain, Wisconsin 54558 with a mailing address of P.O. Box 1836, Eagle River, Wisconsin 54521.

ARTICLE VIII - DIRECTORS

The number of Directors of the corporation shall be fixed in the Bylaws, but in no event shall be less than three (3). The manner in which the directors shall be elected, appointed or removed shall be provided for in the Bylaws. The names and addresses of the initial Board of Directors are:

- | | | | |
|----|---------------------------------------------------------------|----|------------------------------------------------------------|
| 1. | Glenn P. Schiffmann
P.O. Box 1836
Eagle River, WI 54521 | 2. | Donald R. Eliason
P.O. Box 219
St. Germain, WI 54558 |
| 3. | David J. Eliason
P.O. Box 219
St. Germain, WI 54558 | | |

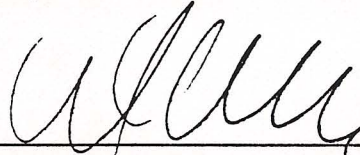
ARTICLE IX - INCORPORATOR

The name and address of the incorporator of this Corporation is Thomas F. Mallery, Esq. Mallery & Zimmerman, S.C., 101 Grand Avenue, P.O. Box 479, Wausau, Wisconsin 54402-0479.

ARTICLE X - STOCK, DIVIDENDS AND DISSOLUTION

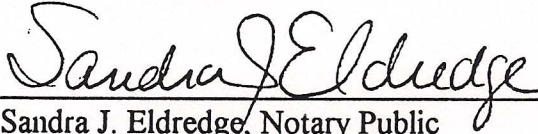
The Corporation shall not have or issue shares of stock. No dividends shall ever be paid, and no part of the assets or surplus of the Corporation shall be distributed to its members, directors or officers, except upon termination of the Declaration or dissolution of the Corporation. The Corporation may pay compensation in reasonable amounts to employees, members, directors, or officers for services rendered, except as limited in the Bylaws, and may confer benefits upon its members in conformity with the purposes set forth herein. In the event of termination of the Declaration or dissolution of the Corporation, all of the assets of the Corporation, after payment of its liabilities, shall be distributed to the members of the Corporation in accordance with their undivided percentage interest in the Common Elements of the Condominium.

IN WITNESS WHEREOF, the undersigned incorporator has hereunto set his hand this 2nd day of October, 1998.



Thomas F. Mallery, Incorporator

Subscribed and sworn to before me
this 2nd day of October, 1998.



Sandra J. Eldredge, Notary Public
Marathon County, Wisconsin
My commission expires 5/6/01.

This instrument was drafted by and
after recording should be returned to:

Thomas F. Mallery, Esq.
Mallery & Zimmerman, S.C.
101 Grand Avenue
P.O. Box 479
Wausau, WI 54402-0479