

**ARTICLES OF INCORPORATION
OF
Mosaic Ridge HOMEOWNERS' ASSOCIATION, INC.**

Mosaic Ridge Homeowners' Association, Inc., a nonstock, nonprofit corporation organized under Chapter 181 of the Wisconsin Statutes, hereby adopts the following Articles of Incorporation:

**ARTICLE I
NAME**

The name of the corporation is: Mosaic Ridge Homeowners' Association, Inc. ("Association").

**ARTICLE II
PERIOD OF EXISTENCE**

The period of existence of the Association is perpetual.

**ARTICLE III
PURPOSE**

The Association is organized to serve as an association of residential homeowners for the Mosaic Ridge Subdivision, located in the City of Madison, Dane County, Wisconsin, (the "Subdivision") and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized and permitted by Wis. Stats. § 181.

**ARTICLE IV
MEMBERS**

The Association shall have members. Membership provisions (including the designation of classes, if any, and the method of acceptance of members of each such class) shall be set forth in the Bylaws of the Association (the "Bylaws"). The respective voting rights of the members of the Association shall be as set forth in the Bylaws.

**ARTICLE V
PRINCIPAL OFFICE**

The address of the principal office of the Association is:

C/O Community Development Authority
Madison Municipal Building, Rm. 312
215 Martin Luther King, Jr. Blvd.
P.O. Box 2983
Madison, WI 53701-2983
Madison, WI 53703

The principal office is located in Dane County, Wisconsin.

**ARTICLE VI
REGISTERED AGENT AND OFFICE**

The name of the initial registered agent of the Association is: Natalie Erdman. The street address of the initial registered office is:

Madison Municipal Building, Rm. 312
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

**ARTICLE VII
BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a board of directors. The number of directors constituting the initial board of directors ("Initial Directors") shall be Three (3). Thereafter, the number and manner of election or appointment of directors and their terms of office shall be as provided in the Bylaws. The names and addresses of the Initial Directors are:

Kelly Thompson-Frater
3 Waushara Circle
Madison, WI 53705-4818

Stuart Levitan
4181 Cherokee Dr.
Madison, WI 53711

Gregg Shimanski
1603 Monroe Street
Madison, WI 53711-2021

**ARTICLE VIII
ACTION BY BOARD OF DIRECTORS WITHOUT A MEETING**

Any action required or permitted by these Articles or the Bylaws to be taken by the board of directors of the Association may be taken without a meeting if a written consent, setting forth the action so taken, is signed by two-thirds (2/3) of the directors then in office.

**ARTICLE IX
INCORPORATOR**

The name and address of the incorporator are:

Robert J. Caflisch
301 South Bedford Street, Ste. 7
Madison, Wisconsin 53703

**ARTICLE X
AMENDMENT OF ARTICLES AND BYLAWS**

Any amendment to these Articles of Incorporation or the Bylaws that alters or abrogates the rights of the Community Development Authority of the City of Madison (the "Declarant") of the Subdivision or the Declarant's successors or assigns shall be null, void, and of no force or effect unless it is approved in writing by the Declarant. This Article X may not be amended or deleted without the express, prior written approval of the Declarant.

Dated this ____ day of _____, 2011.

Robert J. Caflich, Incorporator

This document drafted by and should be returned to:

**Robert J. Caflich
Ritz & Caflich, S.C.
301 South Bedford Street, Ste. 7
Madison, WI 53703
State Bar No. 1007480
(608) 257-8280**