

**BARRACUDA UNIT OWNERS
ASSOCIATION, INC.**

ARTICLES OF INCORPORATION



For Office



**State of Wisconsin
Department of Financial Institutions**

Endorsement

**ARTICLES OF INCORPORATION - CHAP 181
BARRACUDA UNIT OWNERS ASSOCIATION, INC.**

Received Date: 1/9/2019

Filed Date: 1/10/2019

Filing Fee: \$35.00

Expedited Fee: \$25.00

Total Fee: \$60.00

Entity ID#: B092740

OOS# 201901095208523

State of Wisconsin
Department of Financial Institutions



Reporting Requirements Notification
provided pursuant to sec. 181.0203(3), Wis. Stats.

Regulation of Charitable Organizations

A non-stock, non-profit corporation operating as a "charitable organization" and soliciting contributions, may be subject to additional regulation under sec. 202.12 of the Wisconsin Statutes and may be obliged to register and file financial reports with the Department of Financial Institutions, Division of Banking, Licensed Financial Services Bureau.

Information on additional requirements, including the: annual registration requirement, registration statement, annual financial report, audit requirement, acceptance of other information, exemptions from registration, reporting tax exemption or organizational changes, contracts and contribution limits is available on the DFI website at www.wdfi.org, by calling 608-267-1711 or by mail at:

Charitable Organizations
Licensed Financial Services
Department of Financial Institutions
P O Box 7876
Madison Wisconsin 53707-7876

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**ARTICLES OF INCORPORATION
OF
BARRACUDA UNIT OWNERS ASSOCIATION, INC.**

BARRACUDA UNIT OWNERS 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 Barracuda Unit Owners Association, Inc. (hereinafter referred to as the "Association").

**ARTICLE II
PERIOD OF EXISTENCE**

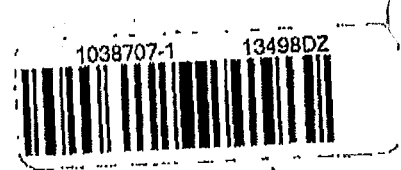
The period of existence of the Association is perpetual.

**ARTICLE III
PURPOSE**

The Association is organized to serve as an association of unit owners (as described in Section 703.15 of the Wisconsin Statutes) for Barracuda Condominium created under Chapter 703 of the Wisconsin Statutes, located in the City of Madison, Dane County, Wisconsin. The purpose of the Association is to provide for the management, maintenance and care of the common elements of said condominium and other property for which the Association is responsible and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized and permitted by Chapter 703 of the Wisconsin Statutes.

**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 and that certain Declaration of Condominium for Barracuda Condominium recorded in the office of the Dane County Register of Deeds (the "Declaration").



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ARTICLE V
PRINCIPAL OFFICE

The address of the principal office of the Association is c/o Henry Hamilton Partners, LLC, 5540 Salter Court, Waunakee, Wisconsin 53597. The principal office is located in Dane County, Wisconsin.

ARTICLE VI
REGISTERED AGENT

The name and address of the initial registered agent of the corporation are Christopher Gosch and 5540 Salter Court, Waunakee, Wisconsin 53597.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a board of directors. The number of directors constituting the initial board of directors (the "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 as follows:

Christopher J. Gosch
5540 Salter Court
Waunakee, WI 53597

Kyle D. Dumbleton
510 W. Edgewater Street
Portage, WI 53901

James R. Saer, Jr.
2419 Genevieve Way
Waunakee, WI 53597

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

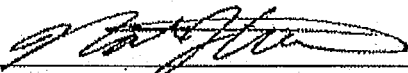
The name and address of the incorporator are Nathan J. Wautier, Reinhart Boerner Van Deuren s.c., 22 East Mifflin Street, Suite 700, P.O. Box 2018, Madison, Wisconsin 53701-2018.

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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 Declarant (as defined in the Declaration) 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 approval in writing of the Declarant.

Dated at Madison, Wisconsin, this 7th day of January, 2019.



Nathan J. Wautier, Incorporator

This document was drafted by
and should be returned to:

Nathan J. Wautier
Reinhart Boerner Van Deuren s.c.
22 E. Mifflin Street, Suite 700
Madison, WI 53703