



Michigan Department of Commerce

Lansing, Michigan

This is to Certify That Articles of Incorporation of

ARBOR CONDOMINIUM ASSOCIATION

were duly filed in this office on the 24TH day of JUNE, 1937,
in conformity with Act 162, Public Acts of 1932.

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department
in the City of Lansing, this 24TH day
of JUNE, 1937

[Signature]
Director

STATE OF MICHIGAN
DEPARTMENT OF COMMERCE
CORPORATION AND SECURITIES BUREAU
CORPORATION DIVISION
LANSING, MICHIGAN

(THIS IS A PART OF THE DOCUMENT DESCRIBED BELOW)

NAME OF CORPORATION OR LIMITED PARTNERSHIP	
ARBOR CONDOMINIUM ASSOCIATION	
DOCUMENT	
ARTICLES OF INCORPORATION	
DO NOT WRITE IN SPACES BELOW - FOR BUREAU USE	
FILED JUN 24 1987 Administrator MICHIGAN DEPARTMENT OF COMMERCE Corporation & Securities Bureau	Date Received
	JUN 22 1987
IDENTIFICATION NUMBER	756-412

ARTICLES OF INCORPORATION
MICHIGAN NON-PROFIT CORPORATION

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned execute the following Articles:

ARTICLE I

The name of the corporation is Arbor Condominium Association. ✓

ARTICLE II

The purposes for which the corporation is organized are:

(a) To manage and administer the affairs of and to maintain The Arbors Condominium, (the "Condominium");

(b) To levy and collect assessments against and from the co-owner members of the corporation and to use the proceeds hereof for the purposes of the corporation;

(c) To carry insurance and to collect and allocate the proceeds thereof;

(d) To rebuild improvements after casualty;

(e) To contract for and employ persons, firms, or corporations to assist in management, operation, maintenance, and administration of the Condominium;

(f) To make and enforce reasonable regulations concerning the use and enjoyment of the Condominium'

(g) To own, maintain and improve, and to buy, sell, convey, assign, mortgage, or lease any real and personal property, for the purpose of providing benefit to the members of the corporation and in furtherance of any of the purposes of the corporation;

(h) To borrow money and issue evidence of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, pledge or other lien;

(i) To enforce the provisions of the Master Deed and Bylaws of the Condominium and of these Articles of Incorporation and such bylaws and rules and regulations of the corporation as may hereafter be adopted;

(j) To do anything required of or permitted to its as administrator of the Condominium by the Condominium Master Deed or Bylaws or by the Michigan Condominium Act;

(k) In general, to enter into any kind of activity; to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of the Condominium and to the accomplishment of any of the purposes thereof.

ARTICLE III

The corporation is organized upon a nonstock basis.

The assets of the corporation are:

Real Property:	None
Personal Property:	None

The corporation is to be financed under the following general plan:

Assessment of Members owning units in the Condominium

The corporation is organized on a membership basis.

ARTICLE IV

The address of the registered office is:

30833 Northwestern Highway
Suite 300
Farmington Hills, Michigan 48018-5625

The mailing address of the registered office is the same as above.

The name of the first resident agent at the registered office is:

Matthew Holtzman

ARTICLE V

The names and business addresses of all the incorporators are:

Gary W. Menzel
30833 Northwestern Highway
Suite 300
Farmington Hills, Michigan 48018-5625

Matthew Holtzman
30833 Northwestern Highway
Suite 300
Farmington Hills, Michigan 48018-5625

Gary Cooper
30833 Northwestern Highway
Suite 300
Farmington Hills, Michigan 48018-5625

The above persons comprise the corporation's first board of directors.

ARTICLE VI

The term of the corporate existence is perpetual.

ARTICLE VII

The qualifications of members, the manner of their admission to the corporation, the termination of membership, and voting by the members shall be as follows:

(a) Each co-owner (including the Developer named in the Condominium Master Deed) of a unit in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership.

(b) Membership in the corporation shall be established by the acquisition of fee simple to a unit in the Condominium and by recording with the Register of Deeds in the County where the Condominium is located a deed or other instrument establishing a change of record title to such unit and the furnishing of evidence of same satisfactory to the corporation (except that the Developer of the Condominium shall become a member immediately upon establishment of the Condominium), the new co-owner thereby becoming a member of the corporation, and the membership of the prior co-owner thereby being terminated. Land contract vendees of units shall be members if the land contract instrument expressly conveys the vendor's interest as a member of the corporation in which event the vendor's membership shall terminate as to the unit sold.

(c) The share of a member in the funds and assets of the corporation cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to the member's unit in the Condominium.

(d) Voting by members shall be in accordance with the provisions of the bylaws of this corporation.

ARTICLE VIII

These Articles of Incorporation may only be amended by unanimous consent of all members.

We, the incorporators, sign our names this 16th day of June, 1987.



GARY W. MENZEL



MATTHEW HOLTZMAN



GARY COOPER

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ARTICLE V

Section 1. The Board of Directors may adopt a seal on behalf of the Association which shall have inscribed thereon the name of the Association, the words "Corporate Seal" and "Michigan."

ARTICLE VI

Section 1. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the Board of Directors. Absent such determination by the Board of Directors, the fiscal year of the Association shall be the calendar year. The commencement date of the fiscal year shall be subject to change by the Board of Directors for accounting reasons or other good cause.

Section 2. The funds of the Association shall be deposited in such bank as may be designated by the Board of Directors and shall be withdrawn only upon the check or order of such officers, employees or agents as are designated by the Board of Directors from time to time.

ARTICLE VII

Section 1. These Bylaws may be amended by a majority of the members. If any of these Bylaws conflict with the provisions of the Master Deed or the Condominium Bylaws, the provisions of the said Master Deed and Condominium Bylaws shall be controlling