

(Non-Profit Domestic Corporations)
ARTICLES OF INCORPORATION
OF

Green Farms Condominium Association,
(Name of Corporation)

These Articles of Incorporation are signed by the incorporators for the purpose of forming a non-profit corporation pursuant to the provisions of Act 327, Public Acts of 1931, as amended, and Act 284, Public Acts of 1972, as follows:

ARTICLE I.

The name of the corporation is Green Farms Condominium Association,

ARTICLE II.

The purpose or purposes for which the corporation is organized are as follows:

(See Attached Sheet) *Rider 1*

ARTICLE III.

Said corporation is organized upon a Non-Stock basis.
(Stock-share or non-stock)

(a)

(If upon a stock-share basis fill in the following)

The total number of shares of stock which the corporation shall have authority to issue is None
of the par value of \$ 0 per share.

A statement of all or any of the designations and the powers, preferences and rights, and the qualifications, limitations or restrictions thereof is as follows: _____

(b)

(If upon a non-stock basis strike out paragraph (a) above and fill in the following)

The amount of assets which said corporation possesses is:

*Real Property: None

*Personal Property: One Thousand Dollars (\$1,000.00)

*(Give description and value. If none, insert "none")

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

Assessment of members, dues, admission fees, assessments of non-members

ARTICLE IV.

The address of the initial registered office is

23815 Northwestern Hwy, Southfield, Mich, Michigan 48075
(No. and Street) (Town or City) (Zip Code)

The mailing address of the initial registered office is (need not be completed unless different from the above address):

Same as above Michigan 48075
(No. and Street) (Town or City) (Zip Code)

The name of the initial resident agent at the registered office is

Louis P. Shassian

ARTICLE V.

The names and addresses of the incorporators are as follows:

Names	Residence or Business Address
<u>Louis P. Shassian</u>	<u>23815 Northwestern Hwy, Southfield, Mich,</u>
<u>Earl Goldstein</u>	<u>23815 Northwestern Hwy, Southfield, Mich,</u>
<u>Joel Stender</u>	<u>23815 Northwestern Hwy, Southfield, Mich,</u>

ARTICLE VI.

The names and addresses of the first board of directors (or trustees) are as follows:

NAMES	RESIDENCE OR BUSINESS ADDRESS
Louis P. Shassian	23815 Northwestern Hwy. Sfld. Mich.
Earl Goldstein	23815 Northwestern Hwy. Sfld. Mich.
Joel Stender	23815 Northwestern Hwy. Sfld. Mich.

ARTICLE VII.

(Here insert any desired additional provisions authorized by the Acts)

By-Laws may be made, adopted, altered, amended or repealed by the hereinabove named first Board of Directors prior to the first annual meeting of the co-owners as members except that the Board of Directors shall not make or alter any By-Laws fixing their number, qualifications, classifications or term of office. After the first said annual meeting of co-owners, the By-Laws may only be made, adopted, altered, amended or repealed by the vote of such members in the manner prescribed in the By-Laws.

see Article I for Art VIII

IN WITNESS WHEREOF, the undersigned, the incorporators of the above-named corporation, have hereunto signed these Articles of Incorporation on this 15 day of MAY, 1973

Louis P. Shassian

Louis P. Shassian

Earl Goldstein

Earl Goldstein

Joel M. Stender

Joel Stender

(See Instructions on Reverse Side)

(Please do not write in spaces below — for Department use)

MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU	
Date Received	<p style="text-align: center;">FILED Michigan Department of Commerce</p> <p style="text-align: center;">JUN - 5 1973</p> <p style="text-align: center;"><i>Richard H. Hullett</i> DIRECTOR</p>
MAY 29 1973	

C & S-102

INFORMATION AND INSTRUCTIONS

**Articles of Incorporation—Non-Profit Corporations
(Excluding Ecclesiastical Corporations)**

1. Article II should state, in general terms, the specific purpose or object for which the corporation is organized.
2. Article V—At least three incorporators are required. Article VI—At least three directors (or trustees) are required. The addresses should include a street number and name (or other designation), in addition to the name of the city and state.
3. The duration of the corporation should be stated in the Articles only if the duration is not perpetual.
4. The Articles must be signed in ink by each incorporator. The names of the incorporators as set out in Article V should correspond with the signatures.
5. An effective date, not later than 90 days subsequent to the date of filing, may be stated in the Articles of Incorporation.
6. One original copy of the Articles is required. A true copy will be prepared by the Corporation and Securities Bureau and returned to the person submitting the Articles for filing.
7. FEES: \$10.00 filing plus \$10.00 franchise; total \$20.00. Checks or money orders should be made payable to the State of Michigan.
8. Mail Articles of Incorporation and fees to:

Michigan Department of Commerce
Corporation and Securities Bureau
Corporation Division
P. O. Drawer C
Lansing, Michigan 48904

Article II

To maintain, manage and administer the affairs, the real estate and other property of the Green Farms Condominium Association ;

To levy and collect assessments from the members and to use the proceeds thereof for the purposes of the condominium.

To carry insurance on all of the real estate comprising the Green Farms Condominium Association, as well as any personalty of the corporation, exclusive of any coverage for contents and personal effects belonging to any of the members; to collect all premiums and charges for same from the members; and to use, reimburse, or expend the proceeds for the rebuilding, repair, renovation, rehabilitation and/or replacement of any loss or damage to any of the above property, as provided in the By-Laws.

To contract for and employ persons, firms or corporations to assist in the management, operation, maintenance and administration of said condominium;

To make and enforce reasonable regulations concerning the use and enjoyment of said condominium;

To own, maintain and improve and to buy, sell, convey, assign, mortgage or lease real and personal property.

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;

To do all things necessary or convenient to assist and enable members to obtain contracts or mortgages;

To do anything required of or permitted to it as administrator of said condominium by the condominium By-Laws or by Act No. 229 of the Public Acts of 1963, as from time to time amended;

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 said condominium and to the accomplishment of any of the purposes thereof, and without limiting the generality of the foregoing to allow any persons other than an owner or co-owner of a condominium unit access to or utilization of any real estate and facilities of the Condominium Association upon such terms and conditions and upon payment of such dues, admission fees or assessments as will further the interests of the Condominium Association and to subscribe to and own shares of stock or interests, in any corporation or entity which may own any facility to be utilized by the members and to pay charges and make and collect assessments with respect to such facility.

Article VIII

Section 1: The qualifications of members, the manner of their admission to the corporation and voting of such members shall be as follows:

a. Each co-owner 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. The Developer shall be entitled to membership in the Condominium and shall be entitled to vote only so long as it is the owner of a Unit in the Condominium.

c. The incorporators shall be members of the Condominium and they shall constitute the Board of Directors until eighty per cent (80%) of the Units in the Condominium have been sold and the purchasers qualified as members or as hereinafter provided. The incorporators at that time shall cease to be members of the Condominium and members of the Board of Directors unless any such incorporator otherwise qualifies for membership by purchasing an apartment in the Condominium, and is subsequently elected a director by the membership of co-owners.

d. Membership in this Condominium shall be established by the recording with the Register of Deeds, Oakland County, Michigan, a deed or other instrument establishing record title to a Unit in the Condominium in the name of such co-owner, and the delivery to the corporation of a certified copy of such instrument. Upon transfer of an apartment by a co-owner, the new co-owner qualifies for membership immediately upon the completion of the above procedures. The former co-owner thereupon ceases to be a member and is no longer entitled to any rights or privileges in the Condominium whatsoever.

e. The shares of a co-owner in the funds and assets of the corporation cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to his apartment in the Condominium.

f. Voting by members shall be in accordance with the provisions of the By-Laws and the Rules of this corporation.

Section 2: The first Board of Directors shall consist of the incorporators who shall serve as the Board of Directors and Developer shall fill vacancies in the Board of Directors until eighty percent (80%) of the Units in the Condominium have been sold and the purchasers qualified as members, but not later than the date specified in the By-Laws for holding of the first annual meeting of the co-owners as members of the Association namely January 1, 1977.

Section 3: The second Board of Directors and all successive Boards shall be elected by the co-owner members of the Condominium, each of whom must be a member of the Condominium.

Section 4: The Board of Directors may from time to time with the approval of a majority of the members in value, and in number, at any regular meeting of the Association, make and adopt rules for the conduct of business of the Condominium.

Section 5. Officers shall be elected as provided for in the By-Laws.