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Form C&S-273

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

(THIS IS A PART OF THE CORPORATE DOCUMENT DESCRIBED BELOW)

NAME OF CORPORATION: Laurel Valley Condominium Association	
CORPORATE DOCUMENT: Articles of Incorporation	
DO NOT WRITE IN SPACES BELOW - FOR DEPARTMENT USE	
Date Received: JUL 11 1978	<p>FILED Michigan Department of Commerce</p> <p>JUL 21 1978</p> <p><i>Carl M...</i> DIRECTOR</p>

**NON-PROFIT
ARTICLES OF INCORPORATION**

These Articles of Incorporation are signed and acknowledged by the incorporators for the purpose of forming a non-profit corporation under the provisions of Act No. 327 of the Public Acts of 1931, as amended, and Act No. 284 of the Public Acts of 1972, as follows:

ARTICLE I

The name of the corporation is Laurel Valley Condominium Association.

ARTICLE II

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

- (a) To manage and administer the affairs of and to maintain Laurel Valley Condominium, a condominium, (hereinafter called the "Condominium");
- (b) To levy and collect assessments against and from the members of the corporation and to use the proceeds thereof 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 said Condominium;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of said Condominium;
- (g) To own, maintain and improve, and to buy, sell, convey, assign, mortgage, or lease (as Landlord or Tenant) any real and personal property, including, but not limited to, any apartment in the Condominium or any other real property, whether or not contiguous to the Condominium, 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 evidences 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 this Corporation as may hereafter be adopted;
- (j) To do anything required of or permitted to it as administrator of said Condominium by the Condominium Master Deed or Bylaws or by Act No. 229 of Public Acts of 1963, as from time to time amended;
- (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 said Condominium and to the accomplishment of any of the purposes thereof.

ARTICLE III

Location of the first registered office is: 100 West Long Lake Road, Suite 120, Bloomfield Hills, Oakland County, Michigan.

Post office address of the first registered office is: 100 West Long Lake Road, Suite 120, Bloomfield Hills, Michigan 48013.

ARTICLE IV

The name of the first resident agent is: David J. Sparrow.

ARTICLE V

Said corporation is organized upon a non-stock basis;

The amount of assets which said corporation possesses is:

Real Property: None
Personal Property: None

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

Assessment of Members

ARTICLE VI

The names and places of business of each of the incorporators are as follows:

Essel W. Bailey, Jr., 35th Floor, 400 Renaissance Center, Detroit, Michigan 48243
William T. Myers, 35th Floor, 400 Renaissance Center, Detroit, Michigan 48243
Robert L. Nelson, 35th Floor, 400 Renaissance Center, Detroit, Michigan 48243

ARTICLE VII

The names and addresses of the first Board of Directors are as follows:

David J. Sparrow, 100 West Long Lake Road, Suite 120, Bloomfield Hills, Mich. 48013
Gerald J. Rowin, 100 West Long Lake Road, Suite 120, Bloomfield Hills, Mich. 48013
Pearl Klein, 100 West Long Lake Road, Suite 120, Bloomfield Hills, Mich. 48013

ARTICLE VIII

The term of corporate existence is perpetual.

ARTICLE IX

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

(a) Each co-owner (including the Developer) of an apartment in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership; except that the subscribers hereto shall be members of the corporation until such time as their membership shall terminate, as hereinafter provided.

(b) Membership in the corporation (except with respect to any non-co-owner incorporators, who shall cease to be members upon the qualification for membership of any co-owner) shall be established by acquisition of fee simple title to an apartment 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 apartment 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.

(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 his apartment in the Condominium.

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

We, the incorporators, sign our names this 21st day of June, 1978.

Essel W. Bailey, Jr.
Essel W. Bailey, Jr.
William T. Myers
William T. Myers
Robert L. Nelson
Robert L. Nelson