



Lansing, Michigan

This is to Certify That Articles of Incorporation of

VILLAGES OF COUNTRY CREEK ASSOCIATION

were duly filed in this office on the 21ST day of OCTOBER, 19 92,
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 21ST day
of OCTOBER, 19 92*

A handwritten signature in cursive script, reading 'Carl L. Ison'.

CORPORATION AND SECURITIES BUREAU

Director

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FILED

9228W3069 1019 DRG&FI \$20.00

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744-649

Administrator
MICHIGAN DEPARTMENT OF COMMERCE
Corporation & Securities Bureau

**NON-PROFIT
ARTICLES OF INCORPORATION**

These Articles of Incorporation are signed and acknowledged by the Incorporator for the purpose of forming a non-profit Corporation under the provisions of Act No. 162 of the Public Acts of 1982 as follows:

ARTICLE I

The name of the Corporation is Villages of Country Creek 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 Villages of Country Creek, 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 unit in the Condominium or any other real property, whether or not contiguous to the Condominium, for the purpose of providing

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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 By-Laws of the Condominium and of these Articles of Incorporation and such By-Laws 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 By-Laws or by Act No. 59 of Public Acts. of 1978, as amended, or as may be 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:

7380 Meadowridge Circle
West Bloomfield, MI 48322

Post office address of the first registered office is:

same

ARTICLE IV

The name of the first resident agent is:

Bernard Glieberman

ARTICLE V

Said Corporation is organized upon a non-stock membership 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 name and place of business of the Incorporator is as follows:

Bernard Glieberman
7380 Meadowridge Circle
West Bloomfield, MI 48322

ARTICLE VII

The name and address of the first Board of Directors is as follows:

Gertrude Zicherman
7380 Meadowridge Circle
West Bloomfield, MI 48322

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 a unit 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 nonco-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 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;
- (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 unit in the Condominium;
- (d) Voting by members shall be in accordance with the provisions of the By-Laws of this Corporation.

ARTICLE X

A volunteer Director of the Corporation is not personally liable to the Corporation or its shareholders or members for monetary damages for a breach of the Director's fiduciary duty. However, the Director's liability is not limited or eliminated for any of the following:

- (a) A breach of the Director's duty of loyalty to the Corporation or its shareholders or members.

- (b) Acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law.
- (c) A violation of MCLA 450.2551.
- (d) A transaction from which the Director derived an improper personal benefit.
- (e) An act or omission occurring before the date this document is filed.
- (f) An act or omission that is grossly negligent.

ARTICLE XI

The Corporation assumes all liability to any person other than the Corporation, its shareholders, or its members for all acts or omissions of a volunteer Director occurring on or after the date this document is filed.

I, the Incorporator, sign my name this 6th
day of OCTOBER, 1992



Bernard Glieberman

Drafted By and Return To:

James P. Babcock, Attorney at Law
21610 Eleven Mile Road, Suite One
St. Clair Shores, Michigan 48081
(313) 445-1660