

STATE OF MICHIGAN  
DEPARTMENT OF COMMERCE  
CORPORATION DIVISION  
LANSING MICHIGAN

(THIS IS A PART OF THE ATTACHED CORPORATE DOCUMENT AND SHOULD NOT BE DETACHED)

DO NOT WRITE IN SPACES BELOW - FOR DEPARTMENT USE	
DATE RECEIVED: <b>AUG 16 1972</b>	<b>FILED</b> Michigan Department of Commerce <b>AUG 18 1972</b> <i>Richard H. Humboldt</i> DIRECTOR
NAME OF CORPORATION Fairwood Villas Condominium Association	
CORPORATE DOCUMENT articles of incorporation	

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, as follows:

ARTICLE I

The name of the corporation is Fairwood Villas Condominium Association.

ARTICLE II

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

- (a) To manage, maintain and administer the affairs of Fairwood Villas, a condominium (hereinafter referred to as the "Condominium") and to maintain, manage and administer the affairs, the real estate and other property of the co-owners of the Condominium.
- (b) To levy and collect assessments from the members and to use the proceeds thereof for the purposes of the Condominium;
- (c) To carry insurance, to pay the premiums thereon and to collect and allocate the proceeds thereof;
- (d) To contract for and employ persons, firms or corporations to assist in the management, operation, maintenance and administration of said Condominium;
- (e) To make and enforce reasonable regulations concerning the use and enjoyment of the Condominium;
- (f) To own, maintain and improve and to buy, sell, convey, assign, mortgage or lease real and personal property;
- (g) 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;

(h) To enforce the provisions of the Master Deed and By-Laws of the Condominium and of these Articles of Incorporation and such By-Laws, Rules and Regulations as may hereafter be adopted by this association;

(i) 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;

(j) 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 26011 Evergreen, Southfield, Michigan 48075.

Post office address of the first registered office is 26011 Evergreen, Southfield, Michigan 48075.

### ARTICLE IV

The name of the first resident agent is Stephan F. Slavik, Sr.

### 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 business addresses of each of the incorporators are as follows:

<u>Name</u>	<u>Business Address</u>
Stephan F. Slavik, Sr.	26011 Evergreen Southfield, Michigan 48075
Ronald J. Slavik	26011 Evergreen Southfield, Michigan 48075
Stephan F. Slavik	26011 Evergreen Southfield, Michigan 48075

ARTICLE VII

(a) The names and business addresses of the first Board of Directors are as follows:

<u>Name</u>	<u>Business Address</u>
Stephan F. Slavik, Sr.	26011 Evergreen Southfield, Michigan 48075
Ronald J. Slavik	26011 Evergreen Southfield, Michigan 48075
Stephan F. Slavik	26011 Evergreen Southfield, Michigan 48075

ARTICLE VIII

The term of the corporate existence is perpetual.

ARTICLE IX

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

(a) Each owner, including the developer of the Condominium, of one or more apartments in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership, except the Developer as stated below.

(b) Membership in the corporation shall be established by recording with the Register of Deeds of Oakland County, Michigan, a deed or other instrument establishing a change of record title to an apartment in the Condominium and the furnishing of evidence of same satisfactory to the corporation,

the new co-owner designated by such instrument, thereby becoming a member of the corporation, and the membership of the prior co-owner thereby being terminated. The Developer of the Condominium shall become a member immediately upon the recording of the Master Deed and shall continue to be a member until such time as all of the units in the Condominium have been conveyed to individual purchasers.

(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 By-Laws of this corporation.

#### ARTICLE X

The Condominium may be developed in phases. Each phase will be established by the recording of a separate Master Deed, and shall constitute an independent condominium complex. Upon the completion of the final phase, a superseding Master Deed will be recorded, which Master Deed shall consolidate all of the phases into one integrated condominium. Prior to the recording of the consolidated Master Deed, the following provisions shall be applicable:

(a) The provisions in the By-Laws regarding meetings of the members of the Corporation shall be construed to mean that there shall be separate meetings of the co-owners of each separate phase.

(b) The co-owners of each phase shall be entitled to elect three (3) persons as Directors of the Corporation. The number of the overall Board of Directors shall be three (3) persons for each phase of the Condominium which has held its first annual meeting.

(c) The three Directors elected by the co-owners of any given phase shall constitute a committee, having exclusive control over any matters which affect solely the interests of the co-owners of their respective phase, and do not affect the interests of the co-owners of other phases.

(d) Any matter which affects more than one (1) but less than all of the phases of the Condominium shall be decided upon by a joint meeting of the committees having control of the phases affected.

(e) Matters affecting the overall Condominium shall be decided upon at a meeting of the entire Board of Directors. Such matters shall include, but not be limited to the appointment of officers, the employment of a management agent, and the purchase of property and casualty insurance on the Condominium property.

After the recording of the superseding consolidated Master Deed, all of the provisions of this Article X shall cease to be in effect.

ARTICLE XI

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. 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. Provided, however, that the Board of Directors may not make, alter or amend By-Laws relative to their own qualification.

We, the incorporators, sign our names this 31st day of July, 1972.

*Stephan F. Slavik, Sr.*  
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 Stephan F. Slavik, Sr.

*Ronald J. Slavik*  
 \_\_\_\_\_  
 Ronald J. Slavik

*Stephan F. Slavik*  
 \_\_\_\_\_  
 Stephan F. Slavik

STATE OF MICHIGAN )  
                           ) ss.  
 COUNTY OF OAKLAND )

On this 31st day of July, 1972, before me personally appeared Stephan F. Slavik, Sr., Ronald J. Slavik, and Stephan F. Slavik, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WILLIAM LEBET  
 Notary Public, Wayne County, Mich.  
 My Comm. Expires 12-31-75

*Mariam Lebet*  
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 Mariam Lebet, Acting in Oakland  
 County, Notary Public, Wayne County,  
 Michigan