

Form 60527

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

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

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| NAME OF CORPORATION:<br><b>Pine Knob Manor Homes Condominium Association</b> |  |
| CORPORATE DOCUMENT:<br><b>Articles of Incorporation (Non-Profit)</b>         |  |
| DO NOT WRITE IN SPACES BELOW - FOR DEPARTMENT USE                            |  |
| Date Received:<br><b>JUN 6 1978</b>  | <div><b>FILED</b></div> <div><b>JUN 6 1978</b></div> <div><i>Carl W. [Signature]</i><br/><b>DIRECTOR</b><br/>Michigan Department of Commerce</div> |
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(Non-Profit)

Articles of Incorporation

of

PINE KNOB MANOR HOMES CONDOMINIUM ASSOCIATION

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, Public Acts of 1931, as amended, and Act 284, Public Acts of 1972, as amended, as follows:

ARTICLE I

The name of the corporation is PINE KNOB MANOR HOMES 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 Pine Knob Manor Homes 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 the 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 its purposes, and 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. 229, 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

The location and the post office address of the first registered office is 7777 Pine Knob Road, Clarkston, Michigan 48016.

### ARTICLE IV

The name of the first resident agent is Gary D. Francell.

### 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 name and place of business of the incorporators is as follows:

Lee B. Durham, Jr.  
32nd Floor  
100 Renaissance Center  
Detroit, Michigan 48243

Timothy W. Mast  
32nd Floor  
100 Renaissance Center  
Detroit, Michigan 48243

Denise Laskowski  
32nd Floor  
100 Renaissance Center  
Detroit, Michigan 48243

### ARTICLE VII

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

Gary D. Francell  
7777 Pine Knob Road  
Clarkston, Michigan 48016



Joseph J. Locricchio  
7777 Pine Knob Road  
Clarkston, Michigan 48016

M.G. Ballard  
One IBM Plaza  
Chicago, Illinois 60611

ARTICLE VIII

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 Owner (including the Developer, Pine Knob Homes, a Michigan Limited Partnership,) 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-owner incorporator, who shall cease to be a member upon the qualification for membership of any 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 owner thereby becoming a member of the corporation, and the membership of the prior 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 By-Laws of this corporation.

IN WITNESS WHEREOF, the undersigned, being the incorporators of the above-named corporation, have hereunto signed these Articles of Incorporation this 2ND day of JUNE, 1978.

Lee B. Anderson  
Denise Loskowski  
[Signature]