

MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU		
(FOR BUREAU USE ONLY)	FILED	Date Received APR 16 1987
	APR 16 1987	
	Administrator MICHIGAN DEPARTMENT OF COMMERCE Corporation & Securities Bureau	
	CORPORATION IDENTIFICATION NUMBER	742-124

ARTICLES OF INCORPORATION

For use by Domestic Nonprofit Corporations

(Please read instructions and Paperwork Reduction Act notice on last page)

Pursuant to the provisions of Act 162, Public Acts of 1982, as amended, the undersigned corporation executes the following Articles:

ARTICLE IThe name of the corporation is: HARBOR OAKS CONDOMINIUMS ASSOCIATION**ARTICLE II**

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

(See attached RIDER)

ARTICLE IIIThe corporation is organized upon a nonstock basis.
(stock or nonstock)

1. If organized on a stock basis, the total number of shares which the corporation has authority to issue is n/a. If the shares are, or are to be, divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences and limitations of the shares of each class are as follows:

n/a

ARTICLE III (con't)

2. If organized on a nonstock basis, the description and value of its real property assets are: (if none, insert "none")
None

and the description and value of its personal property assets are: (if none, insert "none")
None

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

The members of the Corporation shall be assessed for the expenses of the Corporation.

The corporation is organized on a Membership basis.
(membership or directorship)

ARTICLE IV

1. The address of the registered office is:

500 North Woodward Avenue, Suite #310, BLOOMFIELD HILLS, Michigan 48013
(Street Address) (City) (ZIP Code)

2. The mailing address of the registered office if different than above:

(Same as above), Michigan
(P.O. Box) (City) (ZIP Code)

3. The name of the resident agent at the registered office is: JOHN WELLER, JR.

ARTICLE V

The name(s) and address(es) of all the incorporator(s) is (are) as follows:

Name Residence or Business Address

GEORGE W. DAY, 17117 West Nine Mile Rd., 16th Floor, Southfield, Michigan 48075

Use space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added. Attach additional pages if needed.

ARTICLE VI - See attached RIDER.

ARTICLE VII - See attached RIDER.

I (we), the incorporator(s) sign my (our) name(s) this 15th day of April, 19 87


George W. Day

DOCUMENT WILL BE RETURNED TO NAME AND MAILING ADDRESS INDICATED IN THE BOX BELOW. Include name, street and number (or P.O. box), city, state and ZIP code

George W. Day, Esq.
HYMAN, GURWIN, NACHMAN, FRIEDMAN & WINKELMAN
17117 West Nine Mile Road
16th Floor
Southfield, MI. 48075

Name of person or organization
remitting fees

HYMAN, GURWIN, NACHMAN,
FRIEDMAN & WINKELMAN
Attorneys

Preparer's name and business
telephone number

GEORGE W. DAY, Esq.

(313) 559-7500

INFORMATION AND INSTRUCTIONS

1. This form is issued under the authority of Act 162, P.A. of 1982, as amended. The articles of incorporation cannot be filed until this form, or a comparable document, is submitted.
2. Submit one original copy of this document. Upon filing, a microfilm copy will be prepared for the records of the Corporation and Securities Bureau. The original copy will be returned to the address appearing in the box above as evidence of filing.
Since this document must be microfilmed, it is important that the filing be legible. Documents with poor black and white contrast, or otherwise illegible, will be rejected.
3. This document is to be used pursuant to the provisions of the Act by one or more persons for the purpose of forming a domestic nonprofit corporation.
4. **ARTICLE II** — The purpose for which the corporation is organized must be included. It is not sufficient to state that the corporation may engage in any activity within the purposes for which corporations may be organized under the Act.
5. **ARTICLE III** — The corporation must be organized on a stock or nonstock basis. Complete Article III(1) or III(2) as appropriate, but not both. Real property assets are items such as land and buildings. Personal property assets are items such as cash, equipment, fixtures, etc.
6. **ARTICLE IV** — A post office box may not be designated as the street address of the registered office.
7. **ARTICLE V** — The Act requires one or more incorporators. The addresses should include a street number and name (or other designation), city and state.
8. This document is effective on the date approved and filed by the Bureau. A later effective date, no more than 90 days after the date of delivery, may be stated as an additional article.
9. This document must be signed in ink by each incorporator listed in Article V. However, if there are 3 or more incorporators, they may, by resolution adopted at the organizational meeting by a written instrument, designate one of them to sign the articles of incorporation on behalf of all of them. In such event, these articles of incorporation must be accompanied by a copy of the resolution duly certified by the acting secretary at the organizational meeting and a statement must be placed in the articles incorporating that resolution into them.
10. **FEES:** Filing fee & Franchise fee (Make remittance payable to State of Michigan) ... \$20.00
11. Mail form and fee to:
Michigan Department of Commerce, Corporation and Securities Bureau, Corporation Division,
P.O. Box 30054, Lansing, Michigan 48909, Telephone: (517) 334-6302

RIDER
Attached to Articles of Incorporation of
HARBOR OAKS CONDOMINIUMS ASSOCIATION
(a Michigan Nonprofit Corporation)

ARTICLE II

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

- (a) To manage and administer the affairs of and to maintain HARBOR OAKS CONDOMINIUMS (hereinafter referred to as the "Condominiums");
- (b) To levy and collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the Association;
- (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 the Condominiums;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of the Condominiums;
- (g) To own, maintain and improve, and to buy, sell, convey, assign, mortgage, lease (as Landlord or Tenant), or otherwise grant interests in any real or personal property, whether or not contiguous to the Condominiums, for the purpose of providing benefit to the members of the Association and in furtherance of any of the purposes of the Association. Not in limitation of the foregoing, the Association may acquire and own units in the Condominiums;
- (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, Condominium By-Laws and Corporate By-Laws and of these Articles of Incorporation and such Rules and Regulations of the Association as may hereafter be adopted;

RIDER - HARBOR OAKS CONDOMINIUMS ASSOCIATION
ARTICLE II (continued)

- (j) To do anything required of or permitted to the Association as administrator of the Condominiums by the Condominium Master Deed or By-Laws or by Act No. 59 of Public Acts of Michigan of 1978, 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, repair, replacement and operation of said Condominiums and to the accomplishment of any of the purposes thereof.

ARTICLE VI

The term of corporate existence is perpetual.

ARTICLE VII

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

- (a) Each co-owner of a unit in the Condominiums shall be a member of the Association, and no other person or entity shall be entitled to membership. The Developer named in the Condominium Master Deed and any successor Developer shall be a member of the Association until all units have been conveyed to individual purchasers.
- (b) Membership in the Association by persons other than the Developer shall be established by the acquisition of ownership of a unit in the Condominiums and by recording with the Register of Deeds in the County where the Condominiums are located, a deed or other instrument establishing a change of ownership of the unit and the furnishing of evidence of such change of ownership satisfactory to the Association, the new co-owner thereby becoming a member of the Association and the membership of the prior co-owner thereby being terminated.
- (c) The share of a member in the funds and assets of the Association or other rights of membership cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to the Condominium unit.

RIDER - HARBOR OAKS CONDOMINIUMS ASSOCIATION

ARTICLE VII (continued)

- (d) Voting by members shall be in accordance with the provisions of the Master Deed, Condominium By-Laws and Corporate By-Laws of this Association.
