



Michigan Department of Commerce

Lansing, Michigan

This is to Certify That Articles of Incorporation of

APPLE GROVE CONDOMINIUM ASSOCIATION

were duly filed in this office on the 14TH day of JANUARY, 19 85,
in conformity with Act 162, Public Acts of 1982.

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this 14TH day
of JANUARY, 19 85

Director

RECEIVED (Non-Profit Domestic Corporations)

JAN 14 1985 ARTICLES OF INCORPORATION

MICHIGAN DEPT. OF COMMERCE

OF

JAN 14 1985

APPLE GROVE CONDOMINIUM ASSOCIATION

(Name of Corporation)

Administrator
MICHIGAN DEPARTMENT OF COMMERCE
Corporation & Securities Bureau

These Articles of Incorporation are signed by the incorporators for the purpose of forming a non-profit corporation pursuant to the provisions of Act 227, Public Acts of 1931, as amended, and Act 284, Public Acts of 1972, as follows: Act No. 162 of the Public Acts of 1982, as follows:

ARTICLE I.

The name of the corporation is APPLE GROVE CONDOMINIUM ASSOCIATION

ARTICLE II.

- The purpose or purposes for which the corporation is organized are as follows:
- (a) To manage and administer the affairs of and to maintain Apple Grove Condominium, a condominium, (hereinafter called the Condominium")
 - (b) To levy and collect assessments against and from 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 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.

Said corporation is organized upon a non-stock membership basis.
(Stock-share or non-stock)

(a)

(If upon a stock-share basis fill in the following)

The total number of shares of stock which the corporation shall have authority to issue is _____ of the par value of \$_____ per share.

A statement of all or any of the designations and the powers, preferences and rights, and the qualifications, limitations or restrictions thereof is as follows: _____

(b)

(If upon a non-stock basis strike out paragraph (a) above and fill in the following)

The amount of assets which said corporation possesses is:

*Real Property: None

*Personal Property: None

*(Give description and value. If none, insert "none")

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

Assessment of members

ARTICLE IV.

The address of the initial registered office is

26555 Evergreen, Suite 103 Southfield Michigan 48076
(No. and Street) (Town or City) (Zip Code)

The mailing address of the initial registered office is (need not be completed unless different from the above address):

Same Michigan
(No. and Street) (Town or City) (Zip Code)

The name of the initial resident agent at the registered office is

Stanley L. Satovsky

ARTICLE V.

The names and addresses of the incorporators are as follows:

Names

Residence or Business Address

Stanley L. Satovsky 26555 Evergreen, Suite 103, Southfield, Michigan 48076

ARTICLE VI.

The names and addresses of the first board of directors (or trustees) are as follows:

NAMES

RESIDENCE OR BUSINESS ADDRESS

Stanley L. Satovsky

26555 Evergreen, Suite 103, Southfield, Michigan 48076

ARTICLE VII.

(Here insert any desired additional provisions authorized by the Acts) 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;
- (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 a unit in the Condominium and by recording 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 Condo shall become a member immediately upon establishment of the Condo) the new co-owner thereby becoming a member of the Corporation, and 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 except as an appurtenance to his unit in the Condominium.
- (d) Voting by members shall be in accordance with provisions of the By-laws of this Corporation.

IN WITNESS WHEREOF, the undersigned, the Incorporators of the above-named corporation, have hereunto

signed these Articles of Incorporation on this 2nd day of January, 1985.

By Stanley L. Satovsky