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MICHIGAN DEPARTMENT OF COMMERCE-  
CORPORATION AND SECURITIES BUREAU

Date Received:

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JUN 30 1988

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MICHIGAN DEPT. OF COMMERCE

Administrator  
MICHIGAN DEPARTMENT OF COMMERCE  
Corporation & Securities Bureau

827-109

(Non-Profit Domestic Corporations)

ARTICLES OF INCORPORATION  
OF  
ISLAND COVE CONDOMINIUMS ASSOCIATION

These Articles of Incorporation are signed by the Incorporator for the purpose of forming a non-profit corporation pursuant to the provisions of Act 327 of the Public Acts of 1931, as amended, and Act 162, Public Acts of 1982, as amended, as follows:

ARTICLE I

The name of the corporation is ISLAND COVE CONDOMINIUMS 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 Island Cove Condominiums (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; to enforce assessments through liens and foreclosure proceedings where appropriate;

(c) To carry insurance and to collect and allocate the proceeds thereof;

(d) To restore, repair or rebuild the property after occurrence of an event causing casualty to the common elements of the Condominium; to negotiate on behalf of co-owners for any taking of common elements by eminent domain;

(e) To contract for and employ persons or business entities to assist in management, operation, maintenance, and administration of said Condominium.

(f) To make reasonable regulations affecting co-owners and their tenants concerning the use and enjoyment of said Condominium; to enforce said regulations by all legal methods, including, but not limited to, imposition of fines and late payment charges, eviction proceedings or legal proceedings;

(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, any easements, rights-of-way or licenses, 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, the foregoing subject to limitation in amount and voter approval as provided in the Bylaws;

(i) To enforce the provisions of the Master Deed and Bylaws of the Condominium and of these Articles of Incorporation and such Bylaws and Rules and Regulations of this corporation as may hereafter be adopted; to sue on behalf of the Condominium or the co-owners thereof; to assert, defend, or settle claims on behalf of co-owners with respect to the common elements;

(j) To do anything required of or permitted to it as administrator of said Condominium by the Condominium Master Deed or Bylaws or by Act No. 59 of the Public Acts of 1978, as 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 not forbidden, and with all powers conferred upon non-profit corporations by the laws of the State of Michigan.

### ARTICLE III

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 IV

The address of the initial registered office is:

30777 Northwestern Highway  
Farmington, Michigan 48018

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

Brian P. Palmer

ARTICLE V

The name and address of the incorporator is as follows:

<u>Name</u>	<u>Address</u>
Loon Lake Properties, Inc., a Michigan corporation	30777 Northwestern Highway Farmington Hills, MI 48018

ARTICLE VI

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

<u>Name</u>	<u>Address</u>
Steve George	30777 Northwestern Highway Farmington Hills, MI 48018
Brian P. Palmer	30777 Northwestern Highway Farmington Hills, MI 48018
Sharkey George	30777 Northwestern Highway Farmington Hills, MI 48018

ARTICLE VII

The term of this corporation shall be perpetual.

ARTICLE VIII

The qualifications of members, the matter 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 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 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 establishing 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 of the member's unit in the Condominium.

(d) Voting by members shall be in accordance with the provisions of the Bylaws of this corporation.

#### ARTICLE IX

No contract or other transaction between this corporation and any other corporation, firm, partnership or association shall be voidable by the fact that any one or more of the directors or officers of this corporation are interested in or are directors or officers of such other corporation, firm, partnership or association, and any director or officer individually may be a party to or may be interested in any contract or transaction of the corporation; provided, that the contract or other transaction is fair and reasonable to the corporation when it is authorized, approved or ratified and that the material facts as to such relationship or interest are disclosed or known to the board or committee at the time it authorized, approved or ratified the contract or transaction by a vote sufficient for the purpose without counting the vote of said interested director or officer. Any person who may become a director or officer of the corporation is hereby relieved from any liability which might otherwise exist from contracting with the corporation for the benefit of himself or any corporation, firm, partnership or association in which he may be otherwise interested as set forth herein.

#### ARTICLE X

These Articles of Incorporation may be amended, altered, changed, or repealed only by the affirmative vote of not less than seventy-five percent (75%) of the entire membership of the corporation; provided, that in no event shall any amendment make changes in the qualification for membership or the voting rights of members without the unanimous consent of the membership.

#### ARTICLE XI

Any action required or permitted by this act to be taken at an annual or special meeting of shareholders or members may be taken without a meeting, without prior notice and without a vote, if a consent in writing, setting forth

the action so taken, is signed by the members having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all shares or members entitled to vote thereon were present and voted.

Prompt notice of the taking of the corporate action without a meeting by less than unanimous written consent shall be given to shareholders or members who have not consented in writing.

The undersigned Incorporator of the above-named corporation hereby causes these Articles of Incorporation to be duly executed on this 14th day of June, 1988.

LOON LAKE PROPERTIES, INC.,  
a Michigan corporation

By

  
Dennis Vandeveldt  
Its President

**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.

David L. Jarvis  
MILLER, CANFIELD, PADDOCK AND STONE  
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Bloomfield Hills, MI 48303-2014