



Form Revision Date 07/201

ARTICLES OF INCORPORATION
For use by DOMESTIC NONPROFIT CORPORATION

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

ARTICLE I

The name of the corporation is:

THE COACHMAN CONDOMINIUM ASSOCIATION

ARTICLE II

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

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

1. To manage and administer the affairs of and to maintain the common elements of The Coachman, a Michigan residential condominium located at 1640, 1642, 1650, and 1652 Bagley Ave., in the City of Detroit, Wayne County, Michigan 48216 (the "Condominium"); recorded October 12, 2022, in Liber 57899, Page 913, Wayne County Records;
2. To levy and collect assessments from the members of the Association and to use the proceeds thereof for the purposes set forth in the Master Deed for the Condominium recorded in the Wayne County Records, as may be amended from time to time as therein provided in the Master Deed;
3. To carry insurance and to collect and allocate the proceeds thereof;
4. To repair and rebuild improvements owned by the Association after casualty;
5. To maintain and repair all General Common Elements and any Limited Common Elements for which the Association is responsible within or adjacent to the Condominium, in accordance with, and as such terms are defined in, the Master Deed;
6. To contract for and employ persons, firms, or corporations to assist in management, operation, maintenance, and administration of the Condominium;
7. To make and enforce reasonable regulations concerning the use and enjoyment of the General Common Elements and any Limited Common Elements for which the Association is responsible in the Condominium;
8. To acquire, own, maintain, improve, buy, sell, convey, assign, mortgage, lease (as Landlord or Tenant), or otherwise grant interests in any real or personal property including but not limited to any unit in the Condominium, any easements 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 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 Condominium;
9. To borrow money and issue evidences of indebtedness in furtherance of any or all of the object of its business; to secure the same by mortgage, pledge or other lien;
10. To enforce the provisions of the Master Deed, Bylaws, and these Articles of Incorporation and such Rules and Regulations of the Association as may hereafter be adopted;
11. To sue in all courts and participate in actions and proceedings judicial, administrative, arbitratve or otherwise, subject to the express limitations on suits, actions and proceedings as set forth in Article III of the The Coachman Bylaws;
12. 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 the Condominium and to accomplishment of any of the purposes thereof; and
13. To do anything require of or permitted to the Association as administrator of the Condominium 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.

ARTICLE III

The Corporation is formed upon basis.

If formed on a stock basis, the total number of shares the corporation has authority to issue is

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

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

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

Assessment of Members

The Corporation is formed on a Membership basis.

ARTICLE IV

The street address of the registered office of the corporation and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: THE HAJEK FIRM, PLLC
 2. Street Address: 3325 MICHIGAN AVENUE
 Apt/Suite/Other:
 City: DETROIT
 State: MI Zip Code: 48216

3. Registered Office Mailing Address:
 P.O. Box or Street Address: 2122 MICHIGAN AVENUE
 Apt/Suite/Other:
 City: DETROIT
 State: MI Zip Code: 48216

ARTICLE V

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

Name	Residence or Business Address
CHRISTOPHER A HAJEK	3325 MICHIGAN AVENUE, DETROIT, MI 48216 USA

Use the space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added.

ARTICLE VI - MEMBERSHIP

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:

1. EACH CO-OWNER OF A UNIT IN THE CONDOMINIUM SHALL BE A MEMBER OF THE ASSOCIATION, AND NO OTHER PERSON OR ENTITY SHALL BE ENTITLED TO MEMBERSHIP, EXCEPT AS OTHERWISE PROVIDED IN THE MASTER DEED. 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, OR AS OTHERWISE PROVIDED IN THE MASTER DEED.
2. MEMBERSHIP IN THE ASSOCIATION BY PERSONS OTHER THAN THE DEVELOPER SHALL BE ESTABLISHED BY ACQUISITION OF OWNERSHIP OF 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 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. IN THE EVENT OF THE CONVEYANCE OF A UNIT BY LAND CONTRACT, THE LAND CONTRACT VENDEES SHALL BE THE "CO-OWNER" OF THE UNIT AND SHALL BEAR SOLE LIABILITY FOR ALL OBLIGATIONS ARISING WITH RESPECT TO THE UNIT TO THE EXCLUSION OF THE LAND CONTRACT VENDORS; PROVIDED THAT THE DEVELOPER OR AN AFFILIATE OF THE DEVELOPER SHALL RETAIN THE RIGHTS AND OBLIGATIONS OF A CO-OWNER WITH RESPECT TO ANY UNIT SOLD UNDER LAND CONTRACT BY THE DEVELOPER OR AN AFFILIATE OF THE DEVELOPER.
3. 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.
4. VOTING BY MEMBERS SHALL BE IN ACCORDANCE WITH THE PROVISION OF THE MASTER DEED AND THE BY-LAWS OF THIS ASSOCIATION.

ARTICLE VII - LIMITATION OF LIABILITY OF VOLUNTEER DIRECTORS AND VOLUNTEER OFFICERS

1. NO MEMBER OF THE BOARD OF DIRECTORS OF THE CORPORATION WHO IS A VOLUNTEER DIRECTOR AS THAT TERM IS DEFINED IN THE MICHIGAN NONPROFIT CORPORATION ACT (THE "ACT"), AND NO OFFICER WHO IS A VOLUNTEER OFFICER SHALL BE PERSONALLY LIABLE TO THIS CORPORATION OR ITS MEMBERS FOR MONEY DAMAGES FOR ANY ACTION TAKEN OR ANY FAILURE TO TAKE ANY ACTION AS A DIRECTOR OR VOLUNTEER OFFICER, EXCEPT LIABILITY FOR ANY OF THE FOLLOWING:
 - A. THE AMOUNT OF A FINANCIAL BENEFIT RECEIVED BY A DIRECTOR OR VOLUNTEER OFFICER TO WHICH HE OR SHE IS NOT ENTITLED.
 - B. INTENTIONAL INFLICTION OF HARM ON THE CORPORATION, ITS SHAREHOLDERS, OR MEMBERS.
 - C. A VIOLATION OF SECTION 551.
 - D. AN INTENTIONAL CRIMINAL ACT.
 - E. A LIABILITY IMPOSED UNDER SECTION 497(A)

VOLUNTEER AS DEFINED IN THE ACT OCCURRING ON OR AFTER THE EFFECTIVE DATE OF THIS PROVISION IF ALL OF THE FOLLOWING ARE MET:

- A. THE VOLUNTEER WAS ACTING OR REASONABLY BELIEVED HE OR SHE WAS ACTING WITHIN THE SCOPE OF HIS OR HER AUTHORITY;
 - B. THE VOLUNTEER WAS ACTING IN GOOD FAITH;
 - C. THE VOLUNTEER'S CONDUCT DID NOT AMOUNT TO GROSS NEGLIGENCE OR WILLFUL AND WANTON MISCONDUCT;
 - D. THE VOLUNTEER'S CONDUCT WAS NOT AN INTENTIONAL TORT;
 - E. THE VOLUNTEER'S CONDUCT WAS NOT A TORT ARISING OUT OF THE OWNERSHIP, MAINTENANCE OR USE OF A MOTOR VEHICLE AS DESCRIBED IN SECTION 209(E)(V) OF THE ACT.
3. IF THE ACT IS AMENDED AFTER APPROVAL OF THIS ARTICLE TO AUTHORIZE THE FURTHER ELIMINATION OR LIMITATION OF THE LIABILITY OF DIRECTORS OR OFFICERS OF NONPROFIT CORPORATIONS, THEN THE LIABILITY OF DIRECTORS OR OFFICERS OF THE CORPORATION, IN ADDITION TO THE LIMITATION, ELIMINATION AND ASSUMPTION OF PERSONAL LIABILITY CONTAINED IN THIS ARTICLE SHALL BE ASSUMED BY THE CORPORATION OR ELIMINATED OR LIMITED TO THE FULLEST EXTENT PERMITTED BY THE ACT AS SO AMENDED. NO AMENDMENT OR REPEAL OF THIS ARTICLE SHALL APPLY TO OR HAVE ANY EFFECT ON THE LIABILITY OR ALLEGED LIABILITY OF A DIRECTOR OR OFFICER OF THE CORPORATION FOR OR WITH RESPECT TO ANY ACTS OR OMISSIONS OCCURRING PRIOR TO THE EFFECTIVE DATE OF SUCH AMENDMENT OR REPEAL.

ARTICLE VIII - INDEMNIFICATION

EACH PERSON WHO IS OR WAS AN OFFICER OF THE CORPORATION OR A MEMBER OF THE BOARD OF DIRECTORS, AND EACH PERSON WHO SERVES OR HAS SERVED AT THE REQUEST OF THE CORPORATION AS A DIRECTOR, OFFICER, PARTNER, TRUSTEE, EMPLOYEE, AGENT OR COMMITTEE MEMBER OF ANY OTHER CORPORATION, PARTNERSHIP, JOINT VENTURE, TRUST OR OTHER ENTERPRISE SHALL BE INDEMNIFIED BY THE CORPORATION TO THE FULLEST EXTENT PERMITTED BY THE CORPORATIONS LAWS OF THE STATE OF MICHIGAN AS THEY MAY BE IN EFFECT FROM TIME TO TIME. THE CORPORATION MAY PURCHASE AND MAINTAIN INSURANCE ON BEHALF OF ANY SUCH PERSON IN ANY SUCH CAPACITY OR ARISING OUT OF SUCH STATUS, WHETHER OR NOT THE CORPORATION WOULD HAVE POWER TO INDEMNIFY SUCH PERSON AGAINST SUCH LIABILITY UNDER THE LAWS OF THE STATE OF MICHIGAN. THIS RIGHT OF INDEMNIFICATION SHALL CONTINUE AS TO A PERSON WHO CEASES TO BE A DIRECTOR OR OFFICER, AND SHALL INURE TO THE BENEFIT OF THE HEIRS, EXECUTORS, AND ADMINISTRATORS OF THAT PERSON.

ARTICLE IX - AMENDMENT

THESE ARTICLES OF INCORPORATION MAY BE AMENDED AS PROVIDED IN THE THE COACHMAN MASTER DEED AND BYLAWS.

Signed this 31st Day of October, 2022 by the incorporator(s).

Signature	Title	Title if "Other" was selected
Christopher A Hajek	Incorporator	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF INCORPORATION

for

THE COACHMAN CONDOMINIUM ASSOCIATION

ID Number: 802929882

received by electronic transmission on October 31, 2022 **, is hereby endorsed.**

Filed on November 01, 2022, **by the Administrator.**

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 1st day of November, 2022.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau