

PIB05 - Hartz Building Condominium
Association Articles of Incorporation

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Form Revision Date 07/2016

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:

HARTZ BUILDING CONDOMINIUM ASSOCIATION

ARTICLE II

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

1. To manage and administer the affairs of and to maintain the common elements of Hartz Building Condominium, a Michigan mixed-use condominium located in the City of Detroit, Wayne County, Michigan (the "Condominium"); recorded September 13, 2019 in Liber 55272, Page 758, Wayne County Records, and designated Wayne County Subdivision No 1127 (the "Master Deed")
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 and improve, and to 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, arbitative or otherwise, subject to the express limitations on suits, actions and proceedings as set forth in Article VIII of these Articles;
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"):

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:

RICHARD GHERSI
2. Street Address:

1529 BROADWAY

Apt/Suite/Other:

SUITE 500

City:

DETROIT

State:

MI

Zip Code:

48226
3. Registered Office Mailing Address:

P.O. Box or Street Address:

1529 BROADWAY

Apt/Suite/Other:

SUITE 500

City:

DETROIT

State:

MI

Zip Code:

48226
- ARTICLE V
- The name(s) and address(es) of the incorporator(s) is (are) as follows:
- | Name | Residence or Business Address |
|----------------|---|
| RICHARD GHERSI | 1529 BROADWAY, SUITE 500, DETROIT, MI 48226 USA |
- Use the space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added.
- ARTICLE VI
- 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)

2. THE CORPORATION ASSUMES THE LIABILITY FOR ALL ACTS OR OMISSIONS OF A VOLUNTEER DIRECTOR, VOLUNTEER OFFICER OR OTHER

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 – ARBITRATION

1. RIGHTS OF THE ASSOCIATION. ACTIONS ON BEHALF OF AND AGAINST THE CO-OWNERS SHALL BE BROUGHT IN THE NAME OF THE ASSOCIATION. SUBJECT TO THE EXPRESS LIMITATIONS ON ACTIONS IN THESE BYLAWS AND IN THE ASSOCIATION'S ARTICLES OF INCORPORATION, THE ASSOCIATION MAY ASSERT, DEFEND OR SETTLE CLAIMS ON BEHALF OF ALL CO-OWNERS IN CONNECTION WITH THE COMMON ELEMENTS OF THE CONDOMINIUM.

2. MANDATORY ARBITRATION WITH THE DEVELOPER. THE DEVELOPER HAS ENDEAVORED TO DRAFT THE CONDOMINIUM DOCUMENTS SO AS TO ENSURE, TO THE EXTENT REASONABLY POSSIBLE, THAT THE PROJECT, ASSOCIATION AND THE CO-OWNERS EACH OPERATE THE PROJECT IN AN EFFICIENT MANNER MOST LIKELY TO MINIMIZE DISPUTES BETWEEN AND AMONG THEM. TO THIS END, DEVELOPER, THE ASSOCIATION, THE BOARDS OF DIRECTORS, CO-OWNERS AND OCCUPANTS OF ANY UNIT ACKNOWLEDGE AND AGREE (BY TAKING OWNERSHIP OR OCCUPANCY OF A UNIT) THAT TO THE EXTENT PERMITTED BY APPLICABLE LAW, ANY CLAIM WHICH MIGHT BE THE SUBJECT OF A CIVIL ACTION AGAINST THE DEVELOPER WHICH INVOLVES AN AMOUNT OF \$2,500.00 OR MORE AND ARISES OUT OF OR RELATES TO THE PROJECT, A UNIT, OR A PURCHASE AGREEMENT FOR A UNIT, OR WHICH INVOLVES ANY CLAIM BY ANY ASSOCIATION AGAINST THE DEVELOPER IN EXCESS OF \$10,000.00 AND ARISES OUT OF OR RELATES TO THE COMMON ELEMENTS OF THE PROJECT, SHALL BE SETTLED BY BINDING ARBITRATION. THE ARBITRATION SHALL BE CONDUCTED IN ACCORDANCE WITH APPLICABLE LAW, THE CURRENTLY APPLICABLE RULES OF THE AMERICAN ARBITRATION ASSOCIATION AND THE PROVISIONS OF THIS ARTICLE. THE ARBITRATOR SHALL HAVE THE RIGHT AND AUTHORITY TO GRANT INTERIM AND INJUNCTIVE RELIEF OF ALL SUCH DISPUTES. JUDGMENT UPON THE AWARD(S) BY ARBITRATION MAY BE ENTERED IN A CIRCUIT COURT OF APPROPRIATE JURISDICTION. THE PERSON OR ENTITIES WHICH ARE SUBJECT TO ANY CLAIM ARE INDIVIDUALLY REFERRED TO IN THIS ARTICLE AS A "PARTY" AND COLLECTIVELY REFERRED TO AS "PARTIES."

3. CO-OWNER APPROVAL. THE COMMENCEMENT OF ANY ARBITRATION AGAINST THE DEVELOPER SHALL REQUIRE THE APPROVAL OF A 75% MAJORITY IN NUMBER AND IN VALUE OF THE CO-OWNERS AT THE TIME THE CLAIM IS MADE AND SHALL BE GOVERNED BY THE REQUIREMENTS OF THIS ARTICLE.

4. LOCATION AND GOVERNING RULES. ANY ARBITRATION CONDUCTED PURSUANT TO THESE BYLAWS SHALL BE HELD IN WAYNE COUNTY, MICHIGAN. ARBITRATION WILL BE HELD PURSUANT TO THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION (THE "RULES") CURRENTLY IN EFFECT EXCEPT AS MODIFIED BY THESE BYLAWS OR ANY FUTURE AGREEMENT FOR ALTERNATIVE DISPUTE RESOLUTION BETWEEN THE PARTIES.

5. MODIFICATION OF RULES. IT IS EXPRESSLY UNDERSTOOD BETWEEN THE PARTIES THAT THE RULES AND THOSE MODIFICATIONS CONTAINED HEREIN SHALL CONTROL THE PROCESS AND DISPOSITION OF ARBITRATION PURSUANT TO THESE BYLAWS AND SHALL BE SPECIFICALLY ENFORCED BY THE ARBITRATOR SUBJECT ONLY TO ANY DISCRETION GRANTED HEREIN (THE "MODIFIED RULES"). THE ARBITRATOR SHALL HAVE AUTHORITY TO WAIVE ENFORCEMENT OF THE MODIFIED RULES ONLY IF A PARTY SEEKING SUCH WAIVER SHOWS BOTH GOOD CAUSE FOR THE NEED TO WAIVE SUCH RULES AND THAT SUCH WAIVER WILL SERVE SUBSTANTIAL JUSTICE. IT IS FURTHER THE INTENT OF THE PARTIES THAT THE TIME LIMITATIONS AND FILING DEADLINES CONTAINED IN THESE BYLAWS SHALL BE ENFORCED.

6. DEMAND AND CLAIM. WITHIN A REASONABLE TIME, BUT (TO THE EXTENT PERMITTED BY APPLICABLE LAW) IN NO EVENT LATER THAN ONE (1) YEAR OF LEARNING OF A CONTROVERSY OR CLAIM SUBJECT TO THESE BYLAWS, ANY PARTY CLAIMING INJURY FOR WHICH THEY ASSERT ANOTHER PARTY IS RESPONSIBLE (THE "CLAIMANT") SHALL SUBMIT A DEMAND FOR ARBITRATION TO THE AMERICAN ARBITRATION ASSOCIATION (THE "DEMAND"). THE DEMAND MUST INCLUDE THE FOLLOWING:

A. A SPECIFIC STATEMENT OF FACTS;

B. A SPECIFIC COMPUTATION OF ALL DAMAGES CLAIMED TO HAVE BEEN SUSTAINED BY THE CLAIMANT; AND

C. A SPECIFIC STATEMENT SETTING FORTH THE REASON WHY CLAIMANT BELIEVES THAT THE OTHER PARTY IS RESPONSIBLE FOR SUCH DAMAGES INCLUDING LISTING ANY AND ALL CONTRACT OR OTHER PROVISIONS OF THE CONDOMINIUM DOCUMENT OR APPLICABLE LAW ALLEGED TO HAVE BEEN VIOLATED AND ANY AND ALL LEGAL THEORIES WHICH SUPPORT THE CLAIMED INJURY.

NO DEMAND WHICH FAILS TO MEET THESE PROVISIONS WILL BE CONSIDERED EFFECTIVE OR WILL BE CONSIDERED A TOLLING PERIOD CONTAINED IN THESE BYLAWS OR ANY STATUTE OF LIMITATIONS. THE DEMAND SHALL BE SERVED BOTH ON THE AMERICAN ARBITRATION ASSOCIATION AND ALL OTHER PARTIES SUBJECT TO SUCH ARBITRATION (THE "RESPONDENT(S)").

7. RESPONSE TO DEMAND AND CLAIM. WITHIN TWENTY-EIGHT (28) DAYS OF RECEIVING THE DEMAND, RESPONDENT(S) SHALL ANSWER THE DEMAND SPECIFICALLY SETTING FORTH:

A. A SPECIFIC RESPONSE TO THE FACTS CONTAINED IN THE DEMAND.

B. ANY LEGAL THEORIES WHICH SUPPORT THE CONCLUSION THAT RESPONDENT IS NOT RESPONSIBLE FOR SUCH CLAIMED DAMAGES; AND/OR

C. ANY AFFIRMATIVE DEFENSES TO THE DEMAND (THE "ANSWER").

AT SUCH TIME, RESPONDENT SHALL ALSO SUBMIT ANY COUNTER-DEMAND. SUCH COUNTER-DEMAND MUST MEET THE REQUIREMENTS OF THE PRECEDING PARAGRAPH.

8. ARBITRATION PROCEDURE. WITHIN THIRTY (30) DAYS OF RECEIVING THE ANSWER, THE AMERICAN ARBITRATION ASSOCIATION SHALL APPOINT AN ARBITRATOR OR ARBITRATORS PURSUANT TO RULE 13 OF THE RULES. WITHIN TEN (10) DAYS OF THE APPOINTMENT OF THE ARBITRATOR, THE ARBITRATOR(S) SHALL HOLD A TELEPHONE CONFERENCE TO ESTABLISH A SCHEDULING AND DISCOVERY ORDER SETTING FORTH DATES FOR THE FOLLOWING EVENTS:

- A. THE EXCHANGE OF DOCUMENTS;
- B. THE EXCHANGE OF WITNESS LISTS; AND
- C. THE DATE FOR ARBITRATION.

9. DISCOVERY. NO OTHER DISCOVERY SHALL BE CONDUCTED UNLESS OTHERWISE PROVIDED BY THE RULES OR AS MUTUALLY AGREED TO BETWEEN THE PARTIES INVOLVED IN SUCH ARBITRATION.; IT IS EXPRESSLY AGREED BETWEEN THE PARTIES THAT EFFICIENCY AND SPEED ARE OF PRIMARY IMPORTANCE TO EACH PARTY. THEREFORE, THE WAIVER OR MODIFICATION OF THE TIME LIMITS CONTAINED HEREIN, OR THE ADJOURNMENT OF MATTERS SET FORTH HEREIN SHALL NOT BE POSSIBLE WITHOUT APPROVAL OF THE ARBITRATOR(S). THE ARBITRATOR(S) SHALL ONLY PROVIDE SUCH APPROVAL IN EXTREME CIRCUMSTANCES.
10. CONDUCT OF HEARINGS. THE ARBITRATOR(S) SHALL HAVE SOLE DISCRETION WITH RESPECT TO THE CONDUCT OF THE HEARINGS, TO CONDUCT A HEARING OR HEARINGS PURSUANT TO THE RULES EXCEPT THAT THE ARBITRATOR(S) IS, SUBJECT TO HIS/HER DISCRETION, ENCOURAGED TO CONDUCT AN ATTORNEY CONFERENCE (WITH OR WITHOUT THE PARTIES) AT THE START OF THE HEARING FOR THE PURPOSE OF FOCUSING ON THE ISSUES IN DISPUTE AND THE EVIDENCE NECESSARY TO RESOLVE THE ISSUES.
11. BINDING EFFECT OF AWARD. THE ARBITRATOR(S) AWARD SHALL BE FINAL AND BINDING ON ALL PARTIES AND A JUDGMENT UPON SUCH AWARD MAY BE ENTERED AND ENFORCED IN ANY COURT HAVING JURISDICTION.
12. SECTION 107 ACTION BY CO-OWNERS. NOTHING IN THIS ARTICLE SHALL, HOWEVER, PROHIBIT A CO-OWNER FROM MAINTAINING AN ACTION IN COURT AGAINST THE ASSOCIATION AND ITS OFFICERS AND DIRECTORS TO COMPEL THESE PERSONS TO ENFORCE THE TERMS AND PROVISIONS OF THE CONDOMINIUM DOCUMENTS, NOR TO PROHIBIT A CO-OWNER FROM MAINTAINING AN ACTION IN COURT AGAINST ANY OTHER CO-OWNER FOR INJUNCTIVE RELIEF OR FOR DAMAGES OR ANY COMBINATION THEREOF FOR NONCOMPLIANCE WITH THE TERMS AND PROVISIONS OF THE CONDOMINIUM DOCUMENTS OR THE ACT.

ARTICLE IX – 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 X – AMENDMENT

THESE ARTICLES OF INCORPORATION MAY BE AMENDED AS PROVIDED IN THE HARTZ BUILDING CONDOMINIUM MASTER DEED.

Signed this 9th Day of October, 2019 by the incorporator(s).

| Signature | Title | Title if "Other" was selected |
|---|------------------|-------------------------------|
| Christopher A Hajek, AIF Hartz Building Condominium Association | Attorney In Fact | |
| | | |

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

HARTZ BUILDING CONDOMINIUM ASSOCIATION

ID Number: 802372805

received by electronic transmission on October 09, 2019 ***, is hereby endorsed.***

Filed on October 14, 2019 ***, 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 14th day of October, 2019.

Julia Dale, Director

Corporations, Securities & Commercial Licensing Bureau