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MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU	
(FOR BUREAU USE ONLY)	<div style="text-align: center;"> FILED DEC 27 1985 Administrator MICHIGAN DEPT. OF COMMERCE Corporation & Securities Bureau </div>
DATE RECEIVED	DEC 27 1985
CORPORATION IDENTIFICATION NUMBER	703-882

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, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is: Adams Landing Condominiums Association ✓

ARTICLE II

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

See Rider attached hereto.

ARTICLE III

The corporation is organized upon a Non-stock basis.
(stock or nonstock)

1. If organized on a stock basis, the aggregate number of shares which the corporation has authority to issue is _____. 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:

ARTICLE III

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

None

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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:

Assessment of members

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

ARTICLE IV

1. The address of the registered office is:

1695 North Woodward, Suite 204, Bloomfield Hills, , Michigan 48013
(Street Address) (City) (ZIP Code)

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

, Michigan
(P.O. Box) (City) (ZIP Code)

3. The name of the resident agent at the registered office is: John R. Poponea

ARTICLE V

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

Name

Residence or Business Address

John R. Poponea 1695 North Woodward, Suite 204, Bloomfield Hills, Michigan 48013

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

The qualifications of members of the corporation, the manner of their admission, termination of their membership and voting shall be as follows:

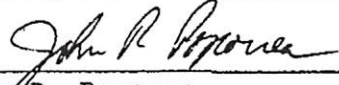
(a) Each co-owner of a unit (including the Developer of the Condominium, but only during any period the Developer owns a unit) in the Condominium shall be a member of the corporation and no other person shall be entitled to membership.

(b) Membership in the corporation (except with respect to any non-co-owner incorporator, who shall cease to be a member upon 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 Oakland County Register of Deeds, 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 establishment of the Condominium), the new owner thereof becoming a member of the corporation, and the membership of the prior owner thereby being terminated.

(c) A member's share in the funds and assets of the corporation may not be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to his unit in the Condominium.

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

I (We), the incorporator(s) sign my (our) name(s) this 20th day of December, 1985.



John R. Poponea

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.

Jeanette M. Sermo
Honigman Miller Schwartz and Cohn
2290 First National Building
Detroit, Michigan 48226

Name of person or organization
remitting fees:

Honigman Miller Schwartz

and Cohn

Preparer's name and business
telephone number:

Jeanette M. Sermo

(313) 256-7634

INFORMATION AND INSTRUCTIONS

1. This form is issued under the authority of Act 162, P.A. of 1982. 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 Act 162, P.A. of 1982 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—Complete item III(1) or III(2) as appropriate, but not both.
6. ARTICLE IV—A post office box may not be designated as the street address of the registered office. The mailing address may differ from the address of the registered office only if a post office box address in the same city as the registered office is designated as the mailing address.
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. 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 \$10.00
Franchise fee \$10.00
Total fees (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) 373-0493

RIDER to Articles of Incorporation
of Adams Landing Condominiums Association
a nonprofit corporation

ARTICLE II

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

- (a) To manage and administer the affairs of Adams Landing, a condominium to be established under the provisions of 1978 PA 59 (hereinafter referred to as the "Condominium");
- (b) To levy and collect assessments against and from members of the corporation and to use the proceeds thereof to further 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 or carry out the management, operation, maintenance and administration of the Condominium;
- (f) To make and enforce reasonable rules and regulations governing the use and enjoyment of the Condominium;
- (g) To own, maintain and improve, and to buy, sell, convey, assign, mortgage, license or lease (as landlord or tenant) any real or personal property, including, but not limited to, real property whether or not contiguous to the Condominium, for the purpose of benefiting the members of the corporation and in furtherance of any lawful purpose of the corporation;
- (h) To borrow money, pay interest thereon and issue evidences of indebtedness in connection therewith in furtherance of the purposes of the corporation and to secure the repayment of such money and interest thereon by mortgage, pledge or other lien on real or personal property;
- (i) To enforce the provisions of the Master Deed, Condominium Bylaws, these Articles of Incorporation and the Bylaws and Rules and Regulations adopted by the corporation;
- (j) To do all things required or permitted under the provisions of the Master Deed and Condominium Bylaws and/or all things required or permitted under the provisions of 1978 PA 59, as the same may be amended from time to time; and
- (k) In general, to perform or cause to be performed any kind of activity; to make and perform any contract and to have and exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of the Condominium and to the accomplishment of the purposes of the Condominium and/or the corporation.