

C-2208 (Rev. 6-69)
(Formerly Form 28)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
CORPORATION DIVISION
LANSING, MICHIGAN

(THIS IS A PART OF THE ATTACHED CORPORATE DOCUMENT AND SHOULD NOT BE DETACHED)

DO NOT WRITE IN SPACES BELOW - FOR DEPARTMENT USE	
DATE RECEIVED: JUN 23 1972	FILED Michigan Department of Treasury JUN 23 1972 <i>Allison Green</i> STATE TREASURER
NAME OF CORPORATION <u>Wabeek-on-the-Green Association</u>	
CORPORATE DOCUMENT: <u>Articles of Incorporation</u>	

NON-PROFIT

ARTICLES OF INCORPORATION

These Articles of Incorporation are signed and acknowledged by the incorporators for the purpose of forming a non-profit corporation under the provisions of Act No. 327 of the Public Acts of 1931, as amended, as follows:

ARTICLE I

Name

The name of the Corporation is Wabeek-on-the-Green Association.

ARTICLE II

Purposes

The purpose or purposes for which the Corporation is formed are as follows:

- (a) To manage and administer the affairs of and to maintain Wabeek-on-the-Green, a condominium, (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;
- (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 apartment 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 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. 229 of Public Acts of 1963, as from time to time 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

Registered Office

The location and post office address of the first registered office in the State of Michigan is 1740 W. Long Lake Road, Bloomfield Hills, Oakland County, Michigan 48013.

ARTICLE IV

Resident Agent

The name of the first resident agent is Wm. A. Cubberley

ARTICLE V

Assets and Finances

The Corporation is organized upon a non-stock basis.

The amount of assets which said Corporation possesses is:

Real Property:	None
Personal Property:	None

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

Assessment of Members

ARTICLE VI

Incorporators

The names and places of business of each of the incorporators are as follows:

Wm. A. Cubberley, 1740 W. Long Lake Road, Bloomfield Hills, Michigan
Charles R. Lescamela, 1740 W. Long Lake Road, Bloomfield Hills, Michigan
Richard G. Knight, 1740 W. Long Lake Road, Bloomfield Hills, Michigan

ARTICLE VII

First Board of Directors

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

Wm. A. Cubberley, 1740 W. Long Lake Road, Bloomfield Hills, Michigan
Charles R. Lescamela, 1740 W. Long Lake Road, Bloomfield Hills, Michigan
Richard G. Knight, 1740 W. Long Lake Road, Bloomfield Hills, Michigan

ARTICLE VIII

Term

The term of corporate existence is perpetual.

ARTICLE IX

Membership and Voting

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 an apartment 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 an apartment 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 apartment 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 co-owner hereby 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 to his apartment in the Condominium.

(d) Voting by members shall be in accordance with the provisions of the By-Laws of the Corporation.

We, the incorporators, sign our names this 23rd day of June, 1971.

Wm. A. Cubberley

Wm. A. Cubberley

Charles R. Lescamela

Charles R. Lescamela

Richard G. Knight

Richard G. Knight

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

On this 23rd day of June, 1971, before me personally appeared Wm. A. Cubberley, Charles R. Lescamela and Richard G. Knight to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Richard G. Knight

Notary Public, Oakland County, Michigan

My Commission expires: January 1, 1972