



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:

CITY MODERN EDMUND TH CONDOMINIUM ASSOCIATION

ARTICLE II

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

- (a) To manage and administer the affairs of and to maintain City Modern Edmund TH Condominium, a condominium (hereinafter called "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 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 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 Bylaws of the Condominium and of these Articles of Incorporation and such Bylaws and rules and regulations of this corporation as may hereinafter be adopted;
- (j) To enter into agreements with public agencies concerning the nature and extent of maintenance of the Condominium.
- (k) 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 Public Acts of 1978, as amended; and
- (l) In furtherance of the foregoing, 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

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 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: RANDY WERTHEIMER

2. Street Address: 32300 NORTHWESTERN HIGHWAY

Apt/Suite/Other: SUITE 230

City: FARMINGTON HILLS

State: MI Zip Code: 48334

3. Registered Office Mailing Address:

P.O. Box or Street Address: 32300 NORTHWESTERN HIGHWAY

Apt/Suite/Other: SUITE 230

City: FARMINGTON HILLS

State: MI Zip Code: 48334

ARTICLE V

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

Name	Residence or Business Address
C. KIM SHIERK	380 N. OLD WOODWARD AVENUE, SUITE 300, BIRMINGHAM, MI 48009 USA

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

ARTICLE VI
EXISTENCE

THE TERM OF CORPORATE EXISTENCE IS PERPETUAL.

ARTICLE VII
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) THE DEVELOPER OF THE CONDOMINIUM AND EACH CO-OWNER OF A UNIT IN THE CONDOMINIUM SHALL BE MEMBERS OF THE CORPORATION, AND NO OTHER PERSON OR ENTITY SHALL BE ENTITLED TO MEMBERSHIP; EXCEPT THAT THE SUBSCRIBER HERETO SHALL BE A MEMBER OF THE CORPORATION UNTIL SUCH TIME AS HER MEMBERSHIP SHALL TERMINATE, AS HEREINAFTER PROVIDED.

(B) MEMBERSHIP IN THE CORPORATION (EXCEPT WITH RESPECT TO THE INCORPORATOR, WHO SHALL CEASE TO BE A MEMBER UPON THE RECORDING OF THE MASTER DEED) SHALL BE ESTABLISHED BY ACQUISITION OF FEE SIMPLE TITLE TO A UNIT IN THE CONDOMINIUM AND BY RECORDING WITH THE REGISTER OF DEEDS OF WAYNE COUNTY, MICHIGAN, 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 CO-OWNER THEREBY BECOMING A MEMBER OF THE CORPORATION, AND THE MEMBERSHIP OF THE PRIOR CO-OWNER THEREBY BEING TERMINATED. THE DEVELOPER'S MEMBERSHIP SHALL CONTINUE UNTIL NO UNITS REMAIN TO BE CREATED IN THE CONDOMINIUM AND UNTIL THE DEVELOPER NO LONGER OWNS ANY UNIT IN THE CONDOMINIUM.

(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 UNIT IN THE CONDOMINIUM.

(D) VOTING BY MEMBERS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE BYLAWS OF THIS CORPORATION.

ARTICLE VIII
LIMITATION OF LIABILITY OF VOLUNTEER OFFICERS AND DIRECTORS AND OTHER VOLUNTEERS

NO VOLUNTEER DIRECTOR OR VOLUNTEER OFFICER, AS THOSE TERMS ARE DEFINED IN ACT 162, PUBLIC ACTS OF 1982, AS AMENDED ("ACT"), SHALL BE PERSONALLY LIABLE TO THE CORPORATION OR ITS MEMBERS FOR MONEY DAMAGES FOR ANY ACTION TAKEN OR ANY FAILURE TO TAKE ANY ACTION AS A DIRECTOR OR VOLUNTEER OFFICER; PROVIDED THAT THE FOREGOING SHALL NOT ELIMINATE OR LIMIT THE LIABILITY OF A DIRECTOR OR VOLUNTEER OFFICER FOR ANY OF THE FOLLOWING: (I) THE AMOUNT OF A FINANCIAL BENEFIT RECEIVED BY A DIRECTOR OR VOLUNTEER OFFICER TO WHICH HE OR SHE IS NOT ENTITLED; (II) INTENTIONAL INFLICTION OF HARM ON THE CORPORATION, ITS SHAREHOLDERS, OR MEMBERS; (III) A VIOLATION OF SECTION 551 OF THE ACT; (IV) AN INTENTIONAL CRIMINAL ACT; AND, (V) A LIABILITY IMPOSED UNDER SECTION 497(A) OF THE ACT. IF THE ACT HEREAFTER IS AMENDED TO AUTHORIZE THE FURTHER ELIMINATION OR LIMITATION OF THE LIABILITY OF DIRECTORS OR OFFICERS, THEN THE LIABILITY OF A DIRECTOR OR OFFICER OF THE CORPORATION, IN ADDITION TO THE LIMITATION ON PERSONAL LIABILITY CONTAINED HEREIN, SHALL BE LIMITED TO THE FULLEST EXTENT PERMITTED BY THE AMENDED ACT. NO AMENDMENT OR REPEAL OF THIS ARTICLE IX SHALL APPLY TO OR HAVE ANY EFFECT ON THE LIABILITY OF ANY DIRECTOR OR OFFICER OF THE CORPORATION FOR OR WITH RESPECT TO ANY ACTS OR OMISSIONS OF SUCH DIRECTOR OR OFFICER OCCURRING PRIOR TO SUCH AMENDMENT OR REPEAL.

THE CORPORATION ASSUMES THE LIABILITY FOR ALL ACTS OR OMISSIONS OF A VOLUNTEER DIRECTOR, VOLUNTEER OFFICER, OR OTHER VOLUNTEER IF ALL OF THE FOLLOWING APPLY: (I) THE VOLUNTEER WAS ACTING OR REASONABLY BELIEVED HE OR SHE WAS ACTING WITHIN THE SCOPE OF HIS OR HER AUTHORITY; (II) THE VOLUNTEER WAS ACTING IN GOOD FAITH; (III) THE VOLUNTEER'S CONDUCT DID NOT AMOUNT TO GROSS NEGLIGENCE OR WILLFUL AND WANTON MISCONDUCT; (IV) THE VOLUNTEER'S CONDUCT WAS NOT AN INTENTIONAL TORT; AND (V) THE VOLUNTEER'S CONDUCT WAS NOT A TORT ARISING OUT OF THE OWNERSHIP, MAINTENANCE, OR USE OF A MOTOR VEHICLE FOR WHICH TORT LIABILITY MAY BE IMPOSED UNDER SECTION 3135 OF THE INSURANCE CODE OF 1956, 1956 PA 218, BEING SECTION 500.3135 OF THE MICHIGAN COMPILED LAWS.

Signed this 22nd Day of October, 2019 by the incorporator(s).

Signature	Title	Title if "Other" was selected
C. Kim Shierk	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

CITY MODERN EDMUND TH CONDOMINIUM ASSOCIATION

ID Number: 802376920

received by electronic transmission on October 22, 2019 ***, is hereby endorsed.***

Filed on October 22, 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 22nd day of October, 2019.

Julia Dale, Director

Corporations, Securities & Commercial Licensing Bureau