

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: OAKBROOK CONDOMINIUM ASSOCIATION.

ARTICLE II

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

- (a) To maintain, manage and administer the affairs, the real estate and other property of the Oakbrook Condominium Association;
- (b) to levy and collect assessments from the members and to use the proceeds thereof for the purposes of the Condominium;
- (c) to carry insurance on all of the real estate comprising Oakbrook Condominium Association, as well as any personalty of the corporation, exclusive of any coverage for contents and personal effects belonging to any of the members; to collect all premiums and charges for same from the members; and to use, reimburse, or expend the proceeds for the rebuilding, repair, renovation, rehabilitation, and/or replacement of any loss or damage to any of the above property, as provided in the By-Laws;
- (d) to contract for and employ persons, firms or corporations to assist in the management, operation, maintenance and administration of said Condominium;
- (e) to make and enforce reasonable regulations concerning the use and enjoyment of said Condominium;
- (f) to own, maintain and improve and to buy, sell, convey, assign, mortgage or lease real and personal property;
- (g) 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;

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(h) to do all things necessary or convenient to assist and enable members to obtain from the Federal Housing Commissioner, contracts or mortgage insurance relative to apartments in the Condominium pursuant to applicable provisions of the National Housing Act, as amended;

(i) to do anything required of or permitted to it as administrator of said Condominium by the Condominium By-Laws or by Act. No. 229 of the Public Acts of 1963, as from time to time amended;

(j) 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

Location of the first registered office is: 26011 Evergreen, Southfield, Michigan 48075.

Post office address of the first registered office is: 26011 Evergreen, Southfield, Michigan 48075.

ARTICLE IV

The name of the first resident agent is Joseph F. Slavik.

ARTICLE V

Said corporation is organized upon a non-stock basis;

The amount of assets which said corporation possesses is:

Real Property:	None
Personal Property:	None

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

Assessment of members.

ARTICLE VI - INCORPORATORS

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

<u>Name</u>	<u>Business Address</u>
Joseph F. Slavik	26011 Evergreen, Southfield, Michigan 48075
Stephan F. Slavik, Sr.	26011 Evergreen, Southfield, Michigan 48075
Gerald T. Odom	26011 Evergreen, Southfield, Michigan 48075
Stephan F. Slavik, Jr.	26011 Evergreen, Southfield, Michigan 48075
Joseph R. Slavik	26011 Evergreen, Southfield, Michigan 48075

ARTICLE VII - BOARD OF DIRECTORS

Section 1: The names and business addresses of the first Board of Directors are as follows:

<u>Name</u>	<u>Business Address</u>
Joseph F. Slavik	26011 Evergreen, Southfield, Michigan 48075
Stephan F. Slavik, Sr.	26011 Evergreen, Southfield, Michigan 48075
Gerald T. Odom	26011 Evergreen, Southfield, Michigan 48075
Stephan F. Slavik, Jr.	26011 Evergreen, Southfield, Michigan 48075
Joseph R. Slavik	26011 Evergreen, Southfield, Michigan 48075

Section 2: The first Board of Directors shall consist of the incorporators who shall serve as the Board of Directors of the corporation until eighty per cent (80%) of the apartments in the Condominium have been sold, and the purchasers qualified as members, unless said directors sooner resign.

Section 3: The second Board of Directors and all successive Boards shall be elected by the co-owner members of the Condominium, and such Boards shall consist of nine (9) members, each of whom must be a member of the Condominium.

Section 4: The Board of Directors may from time to time, with the approval of a majority of the members in value at any regular meeting of the Association, make and adopt rules for the conduct of business of the Condominium.

Section 5: Officers shall be elected as provided for in the By-Laws.

ARTICLE VIII

The term of the corporate existence is perpetual.

ARTICLE IX

(a) The corporation formed hereby is authorized to enter into a contract (Regulatory Agreement) with the Federal Housing Commissioner and shall be bound by the terms thereof to enable said Commissioner to carry out the terms of the National Housing Act, as amended. Upon execution, the contract (Regulatory Agreement) shall be binding upon the corporation and its members, so long as a mortgage is outstanding, unpaid and insured or held

or an apartment owned by the Federal Housing Commissioners, or as long as said Commissioner is required to insure a mortgage covering any apartment in the Condominium.

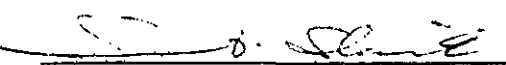
(b) The qualifications of members, the manner of their admission to the corporation and voting by such members shall be as follows:

- (1) Each co-owner of an apartment in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership.
- (2) 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 recording with the Register of Deeds of Oakland County, Michigan, a deed or other instrument of establishing a change of record title to an apartment in the Condominium and the furnishing of evidence of same satisfactory to the corporation, the new co-owner designated by such instrument, thereby becoming a member of the corporation, and the membership of the prior co-owner thereby being terminated.
- (3) 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.
- (4) Voting by members shall be in accordance with the provisions of the By-Laws of this corporation.


ARTICLE X

By-Laws may be made, adopted, altered, amended or repealed by the hereinabove named first Board of Directors prior to the first annual meeting of the co-owners as members. After the first said annual meeting of co-owners, the By-Laws may only be made, adopted, altered, amended or repealed by the vote of such members, in the manner prescribed in the By-Laws.

We, the incorporators, sign our names this 13th day of November, 1970.



Joseph F. Slavik



Stephen F. Slavik, Sr.

Gerald T. Odom
Gerald T. Odom

Stephan F. Slavik, Jr.
Stephan F. Slavik, Jr.

Joseph R. Slavik
Joseph R. Slavik

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 13th day of November, 1970, before me personally appeared Joseph F. Slavik, Stephan F. Slavik, Sr., Gerald T. Odom, Stephan F. Slavik, Jr., and Joseph R. Slavik, 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.

Patricia A. Nicholls
Patricia A. Nicholls
Notary Public, Oakland County, Michigan
My commission expires: September 21, 1973

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: November 16, 1970	FILED NOV 18 1970 <i>Allison Shen</i> STATE TREASURER Michigan Department of Treasury
NAME OF CORPORATION: Oakbrook Condominium Association	
CORPORATE DOCUMENT: Articles of Incorporation	