

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF INCORPORATION - NONPROFIT

for

RIDGE HILL ESTATES CONDOMINIUM ASSOCIATION

ID NUMBER: 72201L

received by facsimile transmission on September 15, 2017 is hereby endorsed.

Filed on September 21, 2017 by the Administrator.

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



Sent by Facsimile Transmission

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 21st day of September, 2017.

Julia Dale

***Julia Dale, Director
Corporations, Securities & Commercial Licensing Bureau***

ARTICLE III (cont.)

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

None

b. The description and value of its personal property assets are: (if none, insert "none")

None

c. The corporation is to be financed under the following general plan:

Collection of assessments

d. The corporation is formed on a Membership basis.
(Membership or Directorship)

ARTICLE IV

1. The name of the resident agent at the registered office is:

Howard Fingerroot

2. The address of its registered office in Michigan is:

1668 S. Telegraph Road, Suite 200
(Street Address)

Bloomfield Hills
(City)

, Michigan 48302
(ZIP Code)

3. The mailing address of the registered office in Michigan if different than above:

(Street Address or PO Box)

(City)

, Michigan _____
(ZIP Code)

ARTICLE V

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

Name

Residence or Business Address

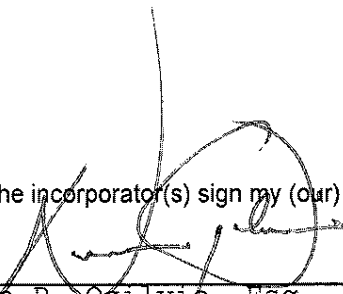
Duncan P. Ogilvie, Esq.

2000 Town Center, Ste. 1500, Southfield, MI 48075

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 - See Attached Rider.
Article VII - See Attached Rider.
Article VIII - See Attached Rider.

I, (We), the incorporator(s) sign my (our) name(s) this 15th day of September, 2017



Duncan P. Ogilvie, Esq.

Preparer's name and business telephone number.

Duncan P. Ogilvie, Esq.

(248) 353-7620

INFORMATION AND INSTRUCTIONS

1. This form may be used to draft your Articles of Incorporation. A document required or permitted to be filed under the act cannot be filed unless it contains the minimum information required by the act. The format provided contains only the minimal information required to make the document fileable and may not meet your needs. This is a legal document and agency staff cannot provide legal advice.
2. Submit one original of this document. Upon filing, the document will be added to the records of the Corporations, Securities & Commercial Licensing Bureau. The original will be returned to your registered office address, unless you enter a different address in the box on the front of this document.

Since this document will be maintained on electronic format, 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 formed must be included. It is not sufficient to state that the corporation may engage in any activity within the purpose for which corporations may be formed under the Act.
5. Article III - The corporation must be formed on a stock or nonstock basis. Complete Article III(2) or III(3) as appropriate, but not both. Real property assets are items such as land and buildings. Personal property assets are items such as cash, equipment, fixtures, etc. The dollar value and description must be included. If there is no real and/or personal property, write in "none".
6. A domestic nonprofit corporation may be formed on either a membership or directorship basis. A membership corporation entitles the members to vote in determining corporate action. If formed on a directorship basis, the corporation may have members but they may not vote and corporate action is determined by the Board of Directors.
7. Article IV - A post office box may not be designated as the address of the registered office.
8. Article V - The Act requires one or more incorporators. Educational corporations are required to have at least three (3) incorporators. The address(es) should include a street number and name (or other designation), city and state.
9. This document is effective on the date endorsed "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.
10. The Articles must be signed in ink by each incorporator listed in Article V. 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.
11. **FEES:** Make remittance payable to the State of Michigan. Include corporation name on check or money order.
 FILING AND FRANCHISE FEE.....\$20.00

Submit with check or money order by mail:

Michigan Department of Licensing and Regulatory Affairs
Corporations, Securities & Commercial Licensing Bureau
Corporations Division
P.O. Box 30054
Lansing, MI 48909

To submit in person:

2501 Woodlake Circle
Okemos, MI
Telephone: (517) 241-6470

Fees may be paid by check, money order, VISA, Mastercard or Discover when delivered in person to our office.

MICH-ELF (Michigan Electronic Filing System):

First Time Users: Call (517) 241-6470, or visit our website at <http://www.michigan.gov/corporations>
Customer with MICH-ELF Filer Account: Send document to (517) 636-6437

LARA is an equal opportunity employer/program. Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.

**RIDER TO ARTICLES OF INCORPORATION
FOR
RIDGE HILL ESTATES CONDOMINIUM ASSOCIATION**

ARTICLE II

The purpose or purposes for which Ridge Hill Estates Condominium Association ("Association") is organized are:

(a) To manage and administer the affairs of the Association and to maintain Ridge Hill Estates (hereinafter called the "Condominium");

(b) To levy and collect assessments against and from the members of the Association and to use the proceeds thereof for the purposes of the Association;

(c) To carry insurance and to collect and allocate the proceeds thereof;

(d) To reconstruct or repair improvements after casualty;

(e) To contract for and employ persons, firms, corporations or other agents to assist in management, operation, maintenance and administration of the Condominium;

(f) To make and enforce reasonable regulations concerning the use and enjoyment of the 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 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;

(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, on property owned by the Association;

(i) To enforce the provisions of the Master Deed and Bylaws of the Condominium and of these Articles of Incorporation and such supplemental Bylaws and Rules and Regulations of this Association as may hereinafter be adopted;

(j) To do anything required of or permitted to it as administrator of the Condominium by the Condominium Master Deed, Bylaws and/or by Act No. 59 of Public Acts of 1978, as 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 the Condominium and to the accomplishment of any of the purposes thereof.

ARTICLE VI

The qualification of members, the manner of their admission to the Association, the termination of membership, and voting by such members shall be as follows:

(a) 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 that the Incorporator shall be a member of the Association until such time as his membership shall terminate, as hereinafter provided.

(b) Membership in the Association (except with respect to any non-Co-Owner incorporator, who shall cease to be a member upon the qualification of membership of any Co-Owner) shall be established by acquisition of fee simple title to a Unit or by execution of a land contract to purchase 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 a change of record title to such Unit, or, if applicable, a Memorandum of Land Contract and the furnishing of evidence of same 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.

(c) The share of a member in the funds and assets of the Association 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 Association.

ARTICLE VII

No volunteer director or volunteer officer of the Association shall be personally liable to the Association or its members for monetary damages for breach of the director's or officer's fiduciary duty, provided that the foregoing shall not eliminate the liability of a volunteer 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; (iv) an intentional criminal act; (v) a liability imposed under Section 497(a).

Any volunteer director or officer of the Association shall be entitled to indemnification to the full extent permitted under the Michigan Nonprofit Corporation Act, as it may now be or hereafter amended.