

RECEIVED

FILED

APR 03 1980

761 693

APR 03 1980

ARTICLES OF INCORPORATION

MICHIGAN DEPT. OF COMMERCE
CORPORATION DIVISION

MICHIGAN NONPROFIT CORPORATION

Administrator
MICHIGAN DEPARTMENT OF COMMERCE
Corporation & Securities Bureau

Pursuant to the provisions of Act 162, Public Acts of 1982,
the undersigned execute the following Articles:

ARTICLE I

The name of the corporation is Lakeview Chalet Condominium
Association.

ARTICLE II

The purposes for which the corporation is organized are:

(a) To manage and administer the affairs of and to
maintain Lakeview Chalet Condominium, (the "Condominium");

(b) To levy and collect assessments against and from the
co-owner 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 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 any real and personal
property, 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 evidence 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 the corporation as may hereafter be adopted;

(j) To do anything required of or permitted to its as administrator of the Condominium by the Condominium Master Deed or Bylaws or by the Michigan Condominium Act;

(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 III

The corporation is organized upon a nonstock basis.

The assets of the corporation are:

Real Property:	None
Personal Property:	None

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

Assessment of Members owning units in the Condominium.

The corporation is organized on a membership basis.

ARTICLE IV

The address of the registered office is:

31196 Five Mile Road
Livonia, Michigan 48154

The mailing address of the registered office is the same as above.

The name of the first resident agent at the registered office is:

Kris Ponikiewski

ARTICLE V

The names and business addresses of all the incorporators are:

Kris Ponikiewski
31196 Five Mile Road
Livonia, Michigan 48154

Nicole Ponikiewski
31196 Five Mile Road
Livonia, Michigan 48154

Dan Budesky
31196 Five Mile Road
Livonia, Michigan 48154

The above persons comprise the corporation's first board of directors.

ARTICLE VI

The term of the corporate existence is perpetual.

ARTICLE VII

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

(a) Each co-owner (including the Developer named in the Condominium Master Deed) of a unit in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership.

(b) Membership in the corporation shall be established by the acquisition of fee simple to 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 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. Land contract vendees of units shall be members if the land contract instrument expressly conveys the vendor's interest as

a member of the corporation in which event the vendor's membership shall terminate as to the unit sold.

(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 the member's unit in the Condominium.

(d) Voting by members shall be in accordance with the provisions of the bylaws of this corporation.

ARTICLE VIII

A volunteer director (as defined in Section 110 of Act 162, Public Acts of 1982, as amended) of the corporation shall not be personally liable to the corporation or its members for monetary damages for breach of the director's fiduciary duty arising under any applicable law. However, this Article shall not eliminate or limit the liability of a director for any of the following:

(1) A breach of the director's duty of loyalty to the corporation or its members.

(2) Acts or omission not in good faith or that involve intentional misconduct or a knowing violation of law.

(3) A violation of Section 551(1) of Act 162, Public Acts of 1982, as amended.

(4) A transaction from which the director derived an improper personal benefit.

(5) An act or omission occurring before the date this document is filed.

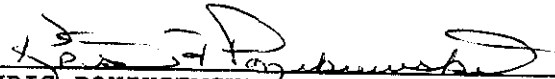
(6) An act or omission that is grossly negligent.

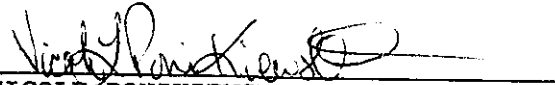
Any repeal or modification of this Article shall not adversely affect any right or protection of any director of the corporation existing at the time of, or for or with respect to, any acts or omissions occurring before such repeal or modification.

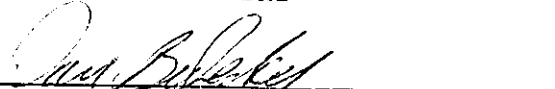
ARTICLE IX

These Articles of Incorporation may only be amended by unanimous consent of all members.

We, the incorporators, sign our names this 31 day of March, 1990.


KRIS PONIKIEWSKI


NICOLE PONIKIEWSKI


DAN BUDESKY

A8596h