Michigan Department of Consumer and Industry Services

Filing Endorsement

This is to Certify that the ARTICLES OF INCORPORATION - NONPROFIT

for

ETON STREET STATION I CONDOMINIUM ASSOCIATION

ID NUMBER: 777387

received by facsimile transmission on November 12, 2002 is hereby endorsed

Filed on November 13, 2002 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 13th day of November, 2002.

, Director

Bureau of Commercial Services

Sent by Facsimile Transmission 02317

ETON STREET STATION I CONDOMINIUM ASSOCIATION

NON-PROFIT

ARTICLES OF INCORPORATION

These Articles of Incorporation are signed and acknowledged by the incorporator for the purpose of forming a non-profit corporation under the provisions of Act No. 162 of the Public Acts of 1982, as amended, as follows:

ARTICLE I
NAME

The name of the corporation is ETON STREET STATION I CONDOMINIUM ASSOCIATION.

ARTICLE II
PURPOSES

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

(a) To manage and administer the affairs of and to maintain The Lofts at New Center Condominium, a condominium established under the laws of the State of Michigan (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 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, 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 grant easements, rights-of-way, and licenses to, over, under, through, and across the Association property and/or the Common Elements of the Condominium on behalf of the members of the Corporation, without limitation and to dedicate to the public any portion of the Common Elements of the Condominium.

(i) 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;

(j) 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;

(k) To do anything required of or permitted to it as administrator of the Condominium by the Condominium Master Deed or Bylaws or by Act No. 59 of Public Acts of 1978, as amended; and

(l) In general, to enter into any kind of activity in connection with the foregoing purposes, 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
ADDRESSES

Address of the first registered office is 41050 Vincenti Court, Novi, Michigan 48375

ARTICLE IV
RESIDENT AGENT

The name of the first resident agent is Bernard Glieberman.

ARTICLE V
BASIS OF ORGANIZATION AND ASSETS

The corporation is organized upon a non-stock, membership basis.

The value 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
INCORPORATOR

The name of the incorporator is Christopher A. Hajek and his place of business is 33 Bloomfield Hills Parkway, Suite 100, Bloomfield Hills, Michigan 48304.

ARTICLE VII
FIRST BOARD OF DIRECTORS

The name and address of the first Board of Directors is as follows: Darren Gowens, president, 41050 Vincenti Court, Novi, Michigan 48375.

ARTICLE VIII
EXISTENCE

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) 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 president of the First Board of Directors shall be a member of the corporation until such time as any Unit owner qualifies as a member, provided that such directors termination as a member shall not affect his or her status as a director.

(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 Oakland 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 X
LIMITATION OF LIABILITY OF DIRECTORS

No volunteer director, as that term is defined in Act 162, Public Acts of 1982, as amended ("Act"), shall be personally liable to the corporation or its members for monetary damages for breach of fiduciary duty as a director or officer, provided that the foregoing shall not eliminate the liability of a director or officer for any of the following: (i) breach of the director's or officer's duty of loyalty to the corporation or its members; (ii) acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law; (iii) a violation of Section 551(1) of the Act, as amended; (iv) a transaction from which the director derived an improper personal benefit; or (v) an act or omission that is grossly negligent.

The Corporation assumes the liability for all acts or omissions of a volunteer director, officer, or other volunteer if all of the following are met: (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 volunteers conduction was not a tort arising out of the ownership, maintenance, or use of a motor vehicle for which tort liability may be imposed as provided in Section 3135 of the Insurance Code or 1956, Act No. 218 of the Public Acts of 1956, being Section 500.3135 of the Michigan Compiled Laws, as amended.

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 X 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

occurring prior to such amendment or repeal. The invalidity or unenforceability of any provision of this Article shall not affect the validity or enforceability of the remaining provisions of this Article.

ARTICLE XI
AMENDMENT

These Articles of Incorporation may only be amended by the consent of sixty-six and two-thirds (66 2/3%) percent of all members.

Signed this 8th day of November, 2002.

Christopher A. Hajek, Incorporator

When filed, return to:

Christopher A. Hajek, Esq.
FREEMAN, COTTON & NORRIS, P.C.
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Bloomfield Hills, Michigan 48304
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