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(Non-Profit Domestic Corporations)
ARTICLES OF INCORPORATION

These Articles of Incorporation are signed by the incorporators for the purpose of forming a non-profit corporation pursuant to the provisions of Act 327, Public Acts of 1931, as amended, and Act 284, Public Acts of 1972, as amended, as follows:

ARTICLE I.

The name of the corporation is Redford Villas Condominium Association ✓

ARTICLE II.

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

See attached Article II - Addendum

ARTICLE III.

Said corporation is organized upon a Non-stock basis.
(Stock-share or non-stock)

(a)

(If upon a stock-share basis fill in the following)

The total number of shares of stock which the corporation shall have authority to issue is _____
of the par value of \$_____ per share.

A statement of all or any of the designations and the powers, preferences and rights, and the qualifications, limitations or restrictions thereof is as follows: _____

REDFORD VILLAS CONDOMINIUMS ASSOCIATION

ARTICLES OF INCORPORATION

(Non-Profit Domestic Corporation)

Article II - Addendum

- (a) To manage and administer the affairs of and to maintain Redford Villas Condominium (hereinafter referred to as the "Condominium")
- (b) To levy and collect assessments 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 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, lease (as Landlord or Tenant), or otherwise grant interests in any real or personal 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. Not in limitation of the foregoing, the Association may acquire and own units in the Condominium;
- (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 items;
- (i) To enforce the provisions of the Master Deed, Condominium By-Laws and Corporate By-Laws and of these Articles of Incorporation and such Rules and Regulations of the Association as may hereafter be adopted;
- (j) To do anything required of or permitted to the Association as administrator of the Condominium by the Condominium Master Deed or By-Laws or by Act No. 59 of Public Acts of Michigan of 1978, as from time to time 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, repair, replacement and operation of said Condominium and to the accomplishment of any of the purposes thereof.

REDFORD VILLAS CONDOMINIUM ASSOCIATION

ARTICLES OF INCORPORATION

(Non-Profit Domestic Corporation)

Article VII - Addendum

The qualifications 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. The Developer named in the Condominium Master Deed and any successor Developer approved by the State of Michigan shall be a member of the Association until all units have been conveyed to individual purchasers.

(b) Membership in the Association by persons other than the Developer shall be established by acquisition of ownership of 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 ownership of the unit and the furnishing of evidence of such change of ownership 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 or other rights of membership cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to the Condominium unit.

(d) Voting by members shall be in accordance with the provisions of the Master Deed, Condominium By-Laws and Corporate By-Laws of this Association.

ARTICLE VI.

The names and addresses of the first board of directors (or trustees) are as follows:

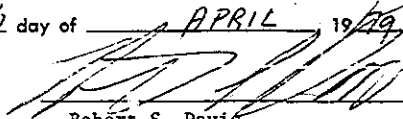
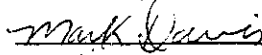
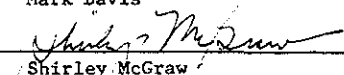
NAMES	RESIDENCE OR BUSINESS ADDRESS
Robert S. Davis	21 E. Long Lake Rd, Suite 207, Bloomfield Hills, MI 48013
Mark Davis	21 E. Long Lake Rd, Suite 207, Bloomfield Hills, MI 48013
Shirley McGraw	21 E. Long Lake Rd, Suite 207, Bloomfield Hills, MI 48013

ARTICLE VII.

(Here insert any desired additional provisions authorized by the Acts)

See attached Article VII

IN WITNESS WHEREOF, the undersigned, the incorporators of the above named corporation, have hereunto signed these Articles of Incorporation on this 6th day of APRIL, 1979


Robert S. Davis

Mark Davis

Shirley McGraw

(See Instructions on Reverse Side)

(Please do not write in spaces below — for Department use)

MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU	
Date Received	<div style="text-align: center;">FILED Michigan Department of Commerce APR 17 1979 <i>John J. Voth</i> DIRECTOR</div>
APR - 9 1979	

C & S-102

INFORMATION AND INSTRUCTIONS

Articles of Incorporation—Non-Profit Corporations (Excluding Ecclesiastical Corporations)

1. Article II should state, in general terms, the specific purpose or object for which the corporation is organized.
2. Article V—At least three incorporators are required. Article VI—At least three directors (or trustees) are required. The addresses should include a street number and name (or other designation), in addition to the name of the city and state.
3. The duration of the corporation should be stated in the Articles only if the duration is not perpetual.
4. The Articles must be signed in ink by each incorporator. The names of the incorporators as set out in Article V should correspond with the signatures.
5. An effective date, not later than 90 days subsequent to the date of filing, may be stated in the Articles of Incorporation.
6. One original copy of the Articles is required. A true copy will be prepared by the Corporation and Securities Bureau and returned to the person submitting the Articles for filing.
7. FEES: \$10.00 filing plus \$10.00 franchise; total \$20.00. Checks or money orders should be made payable to the State of Michigan.
8. Mail Articles of Incorporation and fees to:

Michigan Department of Commerce
Corporation and Securities Bureau
Corporation Division
P. O. Drawer C
Lansing, Michigan 48904