

MICHIGAN DEPARTMENT OF COMMERCE – CORPORATION AND SECURITIES BUREAU

Date Received

AUG 8 1997

(FOR BUREAU USE ONLY)

FILED

AUG 13 1997

Administrator
 MI DEPARTMENT OF COMMERCE & INDUSTRY SERVICES
 CORPORATION, SECURITIES & LAND DEVELOPMENT BUREAU

EFFECTIVE DATE:

Name

D. Douglas Alexander

Address

217 W. Ann Arbor Rd., Ste. 212

City

Plymouth

State

MI

ZIP Code

48170

† Document will be returned to the name and address you enter above. †

RESTATED ARTICLES OF INCORPORATION

For use by Domestic Nonprofit Corporations

(Please read information and instructions on last page)

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following
 Restated Articles:

- The present name of the corporation is: REDFORD VILLAS CONDOMINIUM ASSOCIATION
- The identification number assigned by the Bureau is:

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- All former names of the corporation are:
 REDFORD VILLAS CONDOMINIUM ASSOCIATION
- The date of filing the original Articles of Incorporation was: April 17, 1979

The following Restated Articles of Incorporation supersede the Articles of Incorporation as amended and shall be the Articles of Incorporation for the corporation:

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:

SEE ATTACHED

ARTICLE III

The corporation is organized on a nonstock basis.
(stock or nonstock)

1. If organized on a stock basis, the aggregate number of shares which the corporation has authority to issue is _____. If the shares are, or are to be divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences, and limitations of the shares of each class are as follows:

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

NONE

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

Value: \$45,547.00 cash

(The valuation of the above assets was as of August 5, 19 97)

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

The corporation is organized on a membership basis.
(membership or directorship)

ARTICLE IV

1. The address of the registered office is:

25245 Five Mile Road, Redford, Michigan 48239
(Street Address) (City) (ZIP Code)

2. The mailing address of the registered office if different than above:

_____, Michigan _____
(Street Address) (City) (ZIP Code)

3. The name of the resident agent is:

Robert W. Nicolai

SEE ATTACHED

5. COMPLETE SECTION (a) IF THE RESTATED ARTICLES DO **NOT** FURTHER AMEND THE ARTICLES OF INCORPORATION; OTHERWISE, COMPLETE SECTION (b).

- a. ☐ These Restated Articles of Incorporation were duly adopted on the _____ day of _____, 19____, in accordance with the provisions of Section 642 of the Act, by the Board of Directors without a vote of the members or shareholders. These Restated Articles of Incorporation only restate and integrate and **do not further amend** the provisions of the Articles of Incorporation as heretofore amended and there is no material discrepancy between those provisions and the provisions of these Restated Articles.
- b. ☒ These Restated Articles of Incorporation were duly adopted on the 17th day of June, 1997, in accordance with the provisions of Section 642 of the Act. These Restated Articles of Incorporation restate, integrate, and **do further amend** the provisions of the Articles of Incorporation and: (check one of the following)
- ☒ were duly adopted by the vote of the shareholders, the members, or the directors (if organized on a nonstock directorship basis). The necessary number of votes were cast in favor of these Restated Articles of Incorporation.
- ☐ were duly adopted by the written consent of **all** the shareholders or members entitled to vote in accordance with Section 407(3) of the Act.
- ☐ were duly adopted by the written consent of **all** the directors pursuant to Section 525 of the Act as the corporation is organized on a directorship basis.
- ☐ were duly adopted by the written consent of the shareholders or members having not less than the minimum number of votes required by statute in accordance with Section 407(1) and (2) of the Act. Written notice to shareholders or members who have not consented in writing has been given. (Note: Written consent by less than all of the shareholders or members is permitted only if such provision appears in the Articles of Incorporation.)

BEFORE SIGNING, READ INSTRUCTION #7

Signed this 5th Day of August, 1997.

(A.)

By _____
(Signature of Authorized Officer or Agent)

(Type or Print Name)

(Type or Print Title)

(B.)

By Virginia Thomas
(Signature of: President, Vice-President, Chairperson, Vice-Chairperson)

Virginia Thomas

(Type or Print Name)

President

(Type or Print Title)

**AMENDED AND RESTATED
NON-PROFIT
ARTICLES OF INCORPORATION**

**ARTICLE II
PURPOSES**

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

- (a) To manage and administer the affairs of and to maintain REDFORD VILLAS CONDOMINIUM ASSOCIATION, INC., a condominium (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 said Corporation;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of said 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 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 evidences of indebtedness in furtherance of any or all of the objects of its business; to secure 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 this corporation as may hereinafter be adopted;
- (j) To do anything required of or permitted to it as administrator of said Condominium by the Condominium Master Deed or Bylaws or by Act No. 59 of Public Act of 1978, as amended; and
- (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 said Condominium and to the accomplishment of any of the purposes thereof.

**ARTICLE V
EXISTENCE**

The term of corporate existence is perpetual.

**ARTICLE VI
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) Each Co-owner 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 acquisition of fee simple title to a Unit in the Condominium and by recording with the Register of Deeds of Wayne 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 the new Co-owner thereby becoming a member of the corporation, and the membership of the prior Co-owner thereby being terminated.
- (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 VII

A volunteer Director of the Corporation shall not be personally liable to the Corporation or its members for monetary damages for a breach of fiduciary duty as Director, except for liability:

- (a) for any breach of the Director's duty of loyalty to the Corporation or its members;
- (b) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law;
- (c) resulting from a violation of MCLA 450.2551(1);
- (d) for any transaction from which the Director derived an improper personal benefit;
- (e) for any act or omission that is grossly negligent.
- (f) the corporation assumes liability for all acts or omissions of a nondirector volunteer occurring on or after the date of these Restated Articles of Incorporation 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 was not an intentional tort.

(v) The volunteer's conduct 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 of 1956, Act No. 218 of the Public Acts of 1956, being Section 500.3135 of the Michigan Compiled Laws.

If the Michigan Nonprofit Corporation Act is amended to authorize corporate action further eliminating or limiting the personal liability of Directors, then the liability of the Directors of the Corporation shall be eliminated or limited to the fullest extent permitted by the Act, as so amended.

The Corporation assumes all liability to any person other than the Corporation or its members for all acts or omissions of a Director incurred in the good faith performance of the Director's duties.

Any repeal, modification or adoption of any provision in these Articles of Incorporation inconsistent with this Article shall not adversely affect any right or protection of the Directors of the Corporation existing at the time of such repeal, modification or adoption.