

MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU	
(FOR BUREAU USE ONLY)	<b>FILED</b>
	JUL 22 1988
	Date Received <b>JUL 22 1988</b>
Administrator MICHIGAN DEPARTMENT OF COMMERCE Corporation & Securities Bureau	
CORPORATION IDENTIFICATION NUMBER	720-581

**ARTICLES OF INCORPORATION**  
For use by Domestic Nonprofit Corporations

(Please read instructions and Paperwork Reduction Act notice on last page)

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

**ARTICLE I**

The name of the corporation is:  
ST. LAWRENCE ESTATES CONDOMINIUM ASSOCIATION ✓

**ARTICLE II**

The purpose or purposes for which the corporation is organized are:  
See attached

**ARTICLE III**

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

1. If organized on a stock basis, the total number of shares which the corporation has authority to issue is N/A. 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:



ARTICLE III (con't)

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")

None

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

Assessment of members

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

ARTICLE IV

1. The address of the registered office is:

27655 Middlebelt Road, Suite 130, Farmington Hills, Michigan 48018  
(Street Address) (City) (ZIP Code)

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

N/A, Michigan \_\_\_\_\_  
(P.O. Box) (City) (ZIP Code)

3. The name of the resident agent at the registered office is: MICHAEL P. HOROWITZ

ARTICLE V

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

Name Residence or Business Address

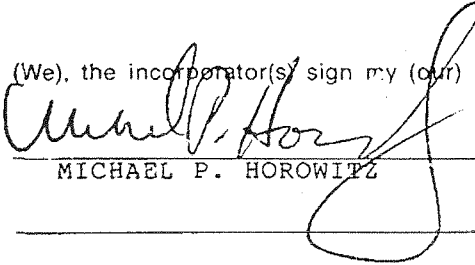
MICHAEL P. HOROWITZ 27655 Middlebelt Road, Suite 130  
Farmington Hills, MI 48018

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

I (We), the incorporator(s) sign my (our) name(s) this 13<sup>th</sup> day of July, 1988.

  
\_\_\_\_\_

MICHAEL P. HOROWITZ

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOCUMENT WILL BE RETURNED TO NAME AND MAILING ADDRESS INDICATED IN THE BOX BELOW. Include name, street and number (or P.O. box), city, state and ZIP code.

Name of person or organization remitting fees:

Schlüssel, Lifton, et al

Michael D. Perlman, Esq.  
Mason, Steinhardt & Jacobs  
4000 Town Center, Suite 1500  
Southfield, MI 48075

Preparer's name and business telephone number:

JoAnn McGee

( 313 ) 358-8311

### INFORMATION AND INSTRUCTIONS

1. This form is issued under the authority of Act 162, P.A. of 1982, as amended. The articles of incorporation cannot be filed until this form, or a comparable document, is submitted.
2. Submit one original copy of this document. Upon filing, a microfilm copy will be prepared for the records of the Corporation and Securities Bureau. The original copy will be returned to the address appearing in the box above as evidence of filing.

Since this document must be microfilmed, 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 the Act by one or more persons for the purpose of forming a domestic nonprofit corporation.
4. ARTICLE II — The purpose for which the corporation is organized must be included. It is not sufficient to state that the corporation may engage in any activity within the purposes for which corporations may be organized under the Act.
5. ARTICLE III — The corporation must be organized on a stock or nonstock basis. Complete Article III(1) or III(2) 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.
6. ARTICLE IV — A post office box may not be designated as the street address of the registered office.
7. ARTICLE V — The Act requires one or more incorporators. The addresses should include a street number and name (or other designation), city and state.
8. This document is effective on the date approved and 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.
9. This document 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.

10. FEES: Filing fee & Franchise fee (Make remittance payable to State of Michigan) . . . \$20.00

11. Mail form and fee to:

Michigan Department of Commerce, Corporation and Securities Bureau, Corporation Division,  
P.O. Box 30054, Lansing, Michigan 48909, Telephone: (517) 334-6302

ST. LAWRENCE ESTATES CONDOMINIUM ASSOCIATION

ARTICLE II

(a) To manage and administer the affairs of and to maintain St. Lawrence Estates Condominium, a condominium project (hereinafter called the "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 Condominium;

(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 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 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 By-Laws of the Condominium and of these Articles of Incorporation and such By-Laws and Rules and Regulations of this Corporation as may hereafter be adopted;

(j) To do anything required or permitted to it as administrator of said Condominium by the Condominium Master Deed or By-Laws or by Act No. 59 of Public Acts of 1978, as amended; or

(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.

ST. LAWRENCE ESTATES CONDOMINIUM ASSOCIATION

ARTICLE VI

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 (including the Developer) of a unit in the Condominium shall be a member of the Corporation, and no other person or entity shall be entitled to membership; except that the subscriber hereto shall be a member of the Corporation until such time as its membership shall terminate, as hereinafter provided.

(b) Membership in the Corporation (except with respect to any non-Co-owner incorporator who shall cease to be a member upon the qualification for membership of any Co-owner) shall be established by acquisition of title (either a fee simple interest or a land contract vendee's interest) 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 the 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.

(c) The share of a member of the funds and assets of the Corporation cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to the unit in the Condominium.

(d) Voting by members shall be in accordance with the provisions of the By-Laws of this Corporation.