



Lansing, Michigan

This is to Certify That Articles of Incorporation of

THE MANOR HOMES AT ALDINGEROKE CONDOMINIUM ASSOCIATION

were duly filed in this office on the 5TH day of JUNE, 1984,
in conformity with Act 162, Public Acts of 1982.

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this 5TH day
of JUNE, 1984.

Reep-J. Swan Director

MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU

FILED

JUN 5 - 1984

Administrator
MICHIGAN DEPARTMENT OF COMMERCE
Corporation & Securities Bureau

Date Received

MAY 09 1984

Corporation Identification Number

720-475

(See Instructions on Reverse Side)

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:

162

1982

ARTICLE I.

The name of the corporation is THE MANOR HOMES AT ALDINGBROOKE CONDOMINIUM ASSOCIATION ✓

ARTICLE II.

The purpose or purposes for which the corporation is organized are as follows:
(See Part 2 of Instructions.)

- (a) To manage and administer the affairs of and to maintain The Manor Homes at Aldingbrooke (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 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;
- (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 hereafter 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 Acts of 1978;
- (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 III.

Said corporation is organized upon a non-stock membership 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: _____

(b)

(If upon a non-stock basis, strike out paragraph (a) above and fill in the following)

The amount of assets which said corporation possesses is:

*Real Property: (Give description and value. If none, insert "none".) None

*Personal Property: (Give description and value. If none, insert "none".) None

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

Assessment of Members

ARTICLE IV.

(1) The address of the initial registered office is (See Part 3 of Instructions.)

31731 Northwestern Hwy., Suite 201, Farmington Hills, Michigan 48018
(No. and Street) (Town or City) (Zip Code)

(2) The mailing address of the initial registered office is (need not be completed unless different from the above address—See part 3 of Instructions)

Same, Michigan _____
P.O. Box (Town or City) (Zip Code)

(3) The name of the initial resident agent at the registered office is

Harold Beznos

ARTICLE V.

The names and addresses of the incorporators are as follows:
(At least 3 incorporators are required; see Part 4 of Instructions.)

Names

Residence or Business Address

Harold Beznos	31731 Northwestern Hwy., Suite 201, Farmington Hills, MI 48018
Walter S. Kutchins	31731 Northwestern Hwy., Suite 201, Farmington Hills, MI 48018
Jerry D. Luptak	2500 Buhl Building, Detroit, MI 48226

ARTICLE VI.

The names and addresses of the first board of directors (or trustees) are as follows:
(At least 3 directors or trustees are required; see Part 4 of Instructions.)

Names	Residence or Business Address
Harold Beznos	31731 Northwestern Hwy., Suite 201, Farmington Hills, MI 48018
Walter S. Kutchins	31731 Northwestern Hwy., Suite 201, Farmington Hills, MI 48018
Jerry D. Luptak	2500 Buhl Building, Detroit, MI 48226
Lawrence A. Kilgore	2500 Buhl Building, Detroit, MI 48226
Michael J. Mehr	2500 Buhl Building, Detroit, MI 48226

ARTICLE VII.

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

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

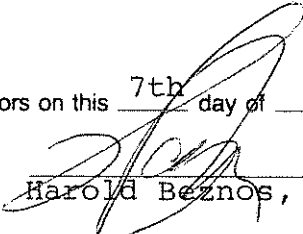
(a) Each co-owner (including the Developer) of a unit in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership.

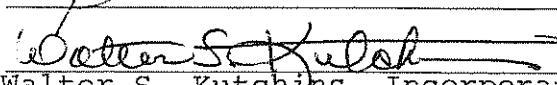
(b) Membership in the corporation shall be established by acquisition of fee simple title to a unit in the Condominium and by recording with the Oakland County Register of Deeds, a deed or other instrument establishing a change of record title to such unit and the furnishing of evidence of same satisfactory 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.

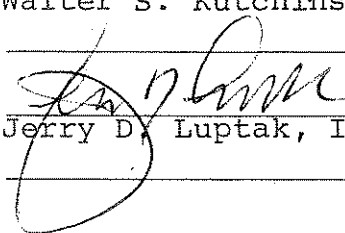
(c) The share of a member in the funds and assets of the corporation cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to his unit in the Condominium.

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

These Articles of Incorporation are hereby signed by the incorporators on this 7th day of May, 1984.


Harold Beznos, Incorporator


Walter S. Kutchins, Incorporator


Jerry D. Luptak, Incorporator