

# *Michigan Department of Labor & Economic Growth*

## *Filing Endorsement*

***This is to Certify that the ARTICLES OF INCORPORATION - NONPROFIT  
for  
CITYSIDE TOWNHOUSES CONDOMINIUM ASSOCIATION***

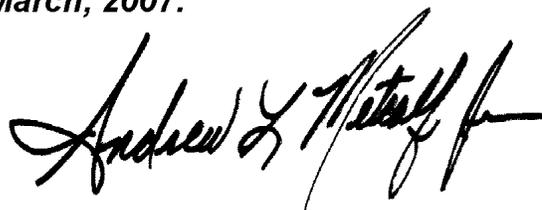
***ID NUMBER: 70123K***

***received by facsimile transmission on March 6, 2007 is hereby endorsed  
Filed on March 7, 2007 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 7TH day  
of March, 2007.***



***, Director***

***Bureau of Commercial Services***

BCS/CD-900 (Rev. 12/03)

**MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH  
BUREAU OF COMMERCIAL SERVICES  
CORPORATION DIVISION**

7150 Harris Drive  
P.O. Box 30054  
Lansing, MI 48909-7554  
Telephone: (517) 241-6470

## MICH-ELF COVER SHEET

Authorized pursuant to P.A. 284 of 1972, as amended

Submitter's Mich-ELF Filer Number 022836
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Submitter's Name <b>Bryan Schefman</b>		Submitter's Phone Number ( 248 ) 723.1650	
If there are questions about this filing, please contact: <b>Bryan Schefman</b>		Phone 248.723.1650	
Name and/or ID Number appearing on document(s)			
Title of document(s) <b>Articles of Organization of Cityside Townhouses Condominium Association</b>			
Total pages including cover sheet <b>6</b>	Number of pages in document(s) 4	Expected Fee \$	Approved for up to \$
Special Instructions  <b>Fees are approved to accomplish requested documents noted below and normal filing fees.</b>			
Attn: (Add examiners name if this is a replacement)			
<p>When a document is filed by the Bureau it is endorsed with the word "Filed" and the date of filing. For documents submitted via MICH-ELF the endorsement is on an endorsement page. After filing, the document and the endorsement page are returned to the customer and should be retained as the "original" document. To request an additional copy or certificate, complete the following:</p> <p>Copies Requested (check box). Your credit card will be billed the appropriate fee.</p> <p><input checked="" type="checkbox"/> Certified Copies - minimum fee is \$16.00; seven pages or more \$1.00 additional per page.</p> <p><input checked="" type="checkbox"/> Certificate of Good Standing - \$10.00</p> <p><input type="checkbox"/> Certificate of Status for Limited Liability Company - \$10.00</p> <p><input type="checkbox"/> Certificate of Limited Partnership not cancelled - \$10.00</p>			

**Fax Completed Form and Document to (517) 636-6437**

The Department of Labor & Economic Growth will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, political beliefs or disability. If you need help with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

BCSCD-002 (Rev. 12/05)

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH BUREAU OF COMMERCIAL SERVICES													
Date Received	(FOR BUREAU USE ONLY)												
	This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.												
<table border="1"> <tr> <td colspan="4">Name <b>Bryan Schefman</b></td> </tr> <tr> <td colspan="4">Address <b>922 North Old Woodward</b></td> </tr> <tr> <td>City <b>Birmingham</b></td> <td>State <b>Michigan</b></td> <td colspan="2">Zip Code <b>48009</b></td> </tr> </table>		Name <b>Bryan Schefman</b>				Address <b>922 North Old Woodward</b>				City <b>Birmingham</b>	State <b>Michigan</b>	Zip Code <b>48009</b>	
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City <b>Birmingham</b>	State <b>Michigan</b>	Zip Code <b>48009</b>											
EFFECTIVE DATE													

Document will be returned to the name and address you enter above.  
If left blank document will be mailed to the registered office.

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

Pursuant to the provisions of Act 162, Public Act of 1982, the undersigned execute the following Articles:

ARTICLE I

The name of the corporation is CITYSIDE TOWNHOUSES CONDOMINIUM ASSOCIATION.

ARTICLE II

The purposes of which the corporation is organized are:

- (a) To manage and administer the affairs of and to maintain Cityside Townhouses Condominium, (the "Condominium");
- (b) To levy and collect assessments against and from the co-owner 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 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 Bylaws of the Condominium and of these Articles of Incorporation and such Bylaws and Rules and Regulations of the corporation as may hereafter be adopted;
- (j) To do anything required of or permitted to its as administrator of the Condominium by the Condominium Master Deed or Bylaws or by the Michigan Condominium Act;
- (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 the Condominium and to the accomplishment of any of the purpose thereof.

ARTICLE III

The corporation is organized upon a nonstock basis.

The assets of the corporation are:

Real Property:	None
Personal Property:	None

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

Assessment of Members owning units in the Condominium.

The corporation is organized on a membership basis.

ARTICLE IV

The address of the registered office is:

6905 Telegraph Road  
Bloomfield Hills, MI 48301

The mailing address of the registered office is the same as above.

The name of the first resident agent at the registered office is:

Joel Lerman

#### ARTICLE V

The name and business address of all the incorporators are:

Bryan L. Schefman  
322 North Old Woodward Ave.  
Birmingham, MI 48009

The corporation's first board of directors is comprised of Joel Lerman and Bryan Schefman.

#### ARTICLE VI

The term of the corporate existence is perpetual.

#### ARTICLE VII

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

- (a) Each co-owner (including the Developer named in the Condominium Master Deed) 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 the acquisition of fee simple 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 evidence of same satisfactory of 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. Land contract vendees of units shall be members if the land contract instrument expressly conveys the vendor's interest as a member of the corporation in which event the vendor's membership shall terminate as to the unit sold.
- (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 the member's unit in the Condominium.