

Michigan Department of Labor & Economic Growth

Filing Endorsement

*This is to Certify that the ARTICLES OF INCORPORATION - NONPROFIT
for
EAST LINCOLN PLACE CONDOMINIUMS, INC.*

ID NUMBER: 794803

*received by facsimile transmission on August 29, 2005 is hereby endorsed filed on
September 7, 2005 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 September, 2005.*

, Director

Bureau of Commercial Services

BCS/CDS-502 (Rev. 12/03)

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.	
Name Charles O. Houston III	
Address 24900 Harper Avenue	
City St. Clair Shores	State MI
Zip Code 48080	
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
(Please read information and instructions on the last page)

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

ARTICLE I

The name of the corporation is: **East Lincoln Place Condominiums, Inc.**

ARTICLE II

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

To manage and administer the affairs of and to maintain the condominium, all appurtenances thereto, and the common elements, common improvements, property and easements thereof (the "Condominium"); and 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 the Public Acts

ARTICLE III

- The corporation is organized upon a Nonstock basis,
(Stock or Nonstock)
- If organized on a stock basis, the total 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:

ARTICLE III (cont.)

3. a. If organized on a nonstock basis, the description and value of its real property assets are: (if none, insert "none")
None
- b. The description and value of its personal property assets are: (if none, insert "none")
None
- c. The corporation is to be financed under the following general plan:
Assessment of members
- d. The corporation is organized on a **Membership** basis.
(Membership or Directorship)

ARTICLE IV

1. The address of the registered office is:
24900 Harper Avenue **St. Clair Shores** **48080**
(StreetAddress) (City) Michigan (ZIP Code)
2. The mailing address of the registered office, if different than above:
(Street Address or P.O. Box) (City) Michigan (ZIP Code)
3. The name of the resident agent at the registered office is:
Michael B. Margherio

ARTICLE V

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

Name

Residence or Business Address

Charles O. Houston III

24900 Harper Ave., St. Clair Shores, MI 48080

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.

continuation of Article II: of 1978, as amended by Act No. 538 of the Public Acts of 1982 and No. 113 of Public Acts of 1983; and 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 purposes thereof not forbidden and with all powers conferred upon non-profit corporations by the laws of the State of Michigan.

Article VI: The names and address of the directors who shall constitute the first Board of Directors of the corporation are as follows:

Rita L. Margherio	4633 Twin Fawn Lane, Orchard Lake, MI 48324
Michael B. Margherio	1235 Chesterfield, Birmingham, MI 48009

Article VII: The term of the corporation shall be perpetual.

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

- (a) Each co-owner (including the Developer) of a Condominium unit shall be a member of the corporation, and no other person or entity shall be entitled to membership.
- (b) Membership in the corporation (except with respect to any non-co-owner incorporators, who shall cease to be members upon the qualification for membership of any co-owner) shall be established by the acquisition of legal or equitable title to a Condominium unit and by recording with the Register of Deeds in the county where the Condominium is located a deed or other instrument evidencing such title and the furnishing of evidence of same satisfactory to the corporation (except that the Developer of the Condominium shall become a member immediately upon establishing the Condominium), the new co-owner thereby becoming a member of the corporation, and the membership of the prior co-owner of such unit thereby being terminated.

(See attached Rider for additional Articles)

I, (We), the incorporator(s) sign my (our) name(s) this 29th day of August, 2005


Charles O. Houston III

RIDER

Continuation of Article VIII:

- (c) Neither membership nor the share of a member in the funds and assets of the corporation can be assigned, pledged or transferred in any manner, except as an appurtenance to a Condominium unit.
- (d) Voting by members shall be in accordance with the provisions of the Bylaws of this corporation.

Article IX

No contract or other transaction between this corporation and any other corporation, firm, or association shall be voidable by the fact that any one or more of the directors or officers of this corporation are interested in or are directors or officers of such other corporation, firm, or association, and any director or officer individually may be a party to or may be interested in any contract or transaction of the corporation; provided, that the contract or other transaction is fair and reasonable to the corporation when it is authorized, approved or ratified, and that the material facts as to such relationship or interest are disclosed or known to the board or committee at the time it authorized, approved, or ratified the contract or transaction by a vote sufficient for the purpose without counting the person who may become a director or officer of the corporation who is hereby relieved from any liability which might otherwise exist from contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be otherwise interested as set forth herein.

Article X

When a compromise or arrangement or a plan of reorganization of this corporation is proposed between this corporation and its creditors or any class of them or between this corporation and its members, or any class of them, a court of equity jurisdiction within the state, on application of this corporation or of a creditor, or member of the corporation, or an application of a receiver appointed for the corporation, may order a meeting of the creditors or class of creditors or of the members or class of members to be affected by the proposed compromise or arrangement or reorganization, to be summoned in such manner as the court directs. If a majority in number representing seventy-five percent (75%) in value of the creditors or class of creditors, or of the members or class of members to be affected by the proposed compromise or arrangement or a reorganization, agree to a compromise or arrangement or a reorganization of this corporation as a consequence of the compromise or arrangement, the compromise to which the application has been made, shall be binding on all the creditors or class of creditors, or on all of the members or class of members and also on this corporation.

Article XI

Any action required or permitted to be taken at an annual or special meeting or members may be taken without a meeting, without prior notice and without a vote, if a consent in writing, setting forth the action so taken, is signed by members having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all members entitled to vote thereon were present and voted. Prompt notice of the taking of the corporate action without a meeting by less than unanimous written consent shall be given to members who have not consented in writing.

Article XII

These Articles of Incorporation may be amended, altered, changed or repealed only by the affirmative vote of not less than seventy-five percent (75%) of the entire membership of the corporation; provided, that in no event shall any amendment make changes in the qualification for membership or the voting rights of members without the unanimous consent of the membership.