

FORM 28 (10-67)

STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
CORPORATION DIVISION  
LANSING, MICHIGAN

(THIS IS A PART OF THE ATTACHED CORPORATE DOCUMENT AND SHOULD NOT BE DETACHED)

NON-PROFIT  
ARTICLES OF INCORPORATION

These Articles of Incorporation are signed and acknowledged by the incorporators for the purpose of forming a non-profit corporation under the provisions of Act No. 327 of the Public Acts of 1931, as amended, as follows:

ARTICLE I

The name of the corporation is Lola Valley Terrace Association. *(Signature)*

ARTICLE II

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

- (a) To manage and administer the affairs of and to maintain Lola Valley Terrace, a 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 the management, operations, 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 real and personal property, including any apartment in the Condominium;
- (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 do anything required of or permitted to it as administrator of said Condominium by the Condominium Bylaws or by Act No. 229 of the Public Acts of 1963, as from time to time amended;
- (j) 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

Location of the first registered office is: 25021 Five Mile Road, Redford Township, Michigan.

Post office address of the first registered office is: 25021 Five Mile Road, Detroit, Michigan.

#### ARTICLE IV

The name of the first resident agent is Paul Boraks.

#### ARTICLE V

Said corporation is organized upon a non-stock basis.

The amount of assets which said corporation possesses is:

|                   |      |
|-------------------|------|
| Real property     | none |
| Personal property | none |

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

#### Assessment of members

#### ARTICLE VI

The names and places of business of each of the incorporators are as follows:

|               |  |
|---------------|--|
| Paul Boraks   | 25021 Five Mile Road, Detroit, Michigan    |
| Martha Boraks | 25021 Five Mile Road, Detroit, Michigan    |
| Henry Turkel  | 8000 W. Seven Mile Road, Detroit, Michigan |

#### ARTICLE VII

The names and addresses of the first Board of Directors are as follows:

|               |  |
|---------------|--|
| Paul Boraks   | 25021 Five Mile Road, Detroit, Michigan    |
| Martha Boraks | 25021 Five Mile Road, Detroit, Michigan    |
| Henry Turkel  | 8000 W. Seven Mile Road, Detroit, Michigan |

#### ARTICLE VIII

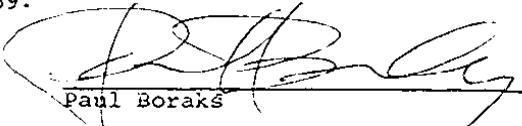
The term of the corporate existence is perpetual.

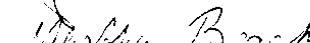
#### ARTICLE IX

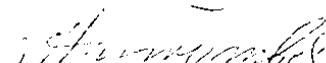
The qualifications of members, the manner of their admission to the corporation and voting by such members shall be as follows:

- (a) Each co-owner of an apartment 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 (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 recording with the Register of Deeds of Wayne County, Michigan, a deed or other instrument establishing a change of record title to an apartment in the Condominium and the furnishing of evidence of same satisfactory to the corporation, the new co-owner designated by such instrument 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 apartment in the Condominium.
- (d) Voting by members shall be in accordance with the provisions of the Bylaws of this Corporation.

We, the incorporators, sign our names this 28th day of May, 1969.

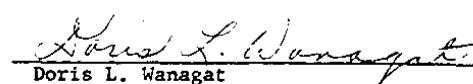
  
Paul Boraks

  
Martha Boraks

  
Henry Turkel

STATE OF MICHIGAN )  
                         ) SS  
COUNTY OF WAYNE )

On this 28th day of May, 1969, before me personally appeared Paul Boraks, Martha Boraks and Henry Turkel, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

  
Doris L. Wanagat

Notary Public, Wayne County, Michigan  
My Commission expires: Nov. 13, 1971