

MAY 12 2005

MI DEPT. OF LABOR AND ECONOMIC GROWTH
BUREAU OF COMMERCIAL SERVICES

NON-PROFIT
ARTICLES OF INCORPORATION

These Articles of Incorporation are signed and acknowledged by the incorporator for the purpose of forming a non-profit corporation under the provisions of Act No. 162 of the Public Acts of 1982, as follows:

ARTICLE I

NAME

FILED

The name of the corporation is **WOODLAND CENTER ASSOCIATION** 10564234-1 04/22/05

ONNN: 2062 Amt: \$20.00

ID: STONECREST LAND DEV

MAY 17 2005

ARTICLE II

PURPOSES

Administrator

BUREAU OF COMMERCIAL SERVICES

purposes for which the corporation is formed are as follows:

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- (a) To manage and administer the affairs of and to maintain **WOODLAND CENTER ASSOCIATION**, a condominium (hereinafter called "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, any easements or licenses 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 hereinafter 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, as amended; and
- (k) In general, to enter into any kind of activity, to make and perform any contact and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of said Condominium and to the accomplishments of any of the purposes thereof.

ARTICLE III
ADDRESSES

Location of the first registered office is **210 W. Highland Road, Suite 100, Highland, Michigan 48357.**

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Post office address of the first registered office is **210 W. Highland Road, Suite 100, Highland, Michigan 48357.**

**ARTICLE IV
RESIDENT AGENT**

The name of the first resident agent is **TIMOTHY C. ADAMS.**

**ARTICLE V
BASIS OF ORGANIZATION AND ASSETS**

Said corporation is organized upon a non-stock, membership basis.

The value 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
INCORPORATOR**

The name of the incorporator is **TIMOTHY C. ADAMS** and his place of business is **210 W. Highland Road, Suite 100, Highland, Michigan 48357.**

**ARTICLE VII
EXISTENCE**

The term of corporate existence is perpetual.

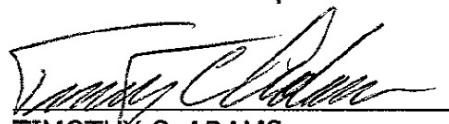
**ARTICLE VIII
MEMBERSHIP AND VOTING**

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) The Developer of the Condominium and each Co-Owner of a Unit in the Condominium shall be members 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 his membership shall terminate, as hereinafter provided.
- (b) Membership in the corporation (except with respect to the incorporator, who shall cease to be a member upon the recording of the Master Deed) shall be established by acquisition of fee simple title to a Unit in the Condominium and by recording with the Register of Deeds of Oakland County, Michigan, 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. The Developer's membership shall continue until the Developer no longer owns any Unit in the Condominium.

- (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.



TIMOTHY C. ADAMS
Incorporator

Signed this 11th day of May, 2005.