

Form C&S- 273

STATE OF MICHIGAN
DEPARTMENT OF COMMERCE
CORPORATION AND SECURITIES BUREAU
CORPORATION DIVISION
LANSING, MICHIGAN

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

DO NOT WRITE IN SPACES BELOW - FOR DEPARTMENT USE	
Date Received: NOV 13 1974	FILED DEC 6 1974 <i>Robert H. Hendricks</i> DIRECTOR Michigan Department of Commerce
NAME OF CORPORATION: Canton Country Acres Civic Association	
CORPORATE DOCUMENT: Non-Profit Articles of Incorporation	

ARTICLES OF INCORPORATION
OF
CANTON COUNTRY ACRES CIVIC
ASSOCIATION

In compliance with the requirements of Act 284, Public Acts of 1972 and
(reference to statute under
Act 327, Public Acts of 1931, as amended, the undersigned, all of whom are
which incorporation is sought)
residents of State of Michigan and all of whom
are of full age, have this day voluntarily associated themselves together for the
purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is Canton Country Acres Civic Association
_____, hereafter called the "Association".

ARTICLE II

The principal office ^{and initial registered office,} of the Association is located at 26211 Central Park
Blvd., Southfield, Michigan, Suite 209 Zip 48076.

ARTICLE III

Frank J. Winton, whose address is
26211 Central Park Blvd., Southfield, Michigan 48076, is hereby appointed
the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members
thereof, and the specific purposes for which it is formed are to provide for
maintenance, preservation and architectural control of the residence Lots and Common
Area within that certain tract of property described as:

Canton Country Acres Subdivision - Part of the NW 1/4
of Sec. 26, T2S, R8E, Canton Township, Wayne County,
Michigan, as recorded in Plats 95, Pages
64, 65, 66 + 67. Wayne County Records, including the
Private Park therein delineated.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Register of Deeds - Wayne County, Michigan and as the same may be amended from time to time as therein provided; said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Michigan by law may now or hereafter have or exercise.

ARTICLE V

Said corporation is organized upon a non-stock basis.

Assets which corporation possesses are: Real property - Lot described in Article IV
Personal property - None

Said corporation to be financed by membership dues and special assessment. (see below)

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on July 1st, 1977.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of ^{incorporators and the initial} directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Frank J. Winton	26711 Central Park Blvd., Southfield, Mich. 48076
Glenna H. Hawley	26211 Central Park Blvd., Southfield, Mich. 48076
Flora Jane Winton	26211 Central Park Blvd., Southfield, Mich. 48076

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

