

Michigan Department of Commerce

Lansing, Michigan

This is to Certify That Articles of Incorporation of

PLYMOUTH COMMONS HOMEOWNERS ASSOCIATION

were duly filed in this office on the 3RD day of OCTOBER, 19 91,
in conformity with Act 162, Public Acts of 1982.

*In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department
in the City of Lansing, this 3RD day
of OCTOBER, 19 91*

Director

CORPORATION AND SECURITIES DEPARTMENT

(FOR BUREAU USE ONLY)

FILED

Date Received

SEP 26 1991

OCT 03 1991

Administrator
MICHIGAN DEPARTMENT OF COMMERCE
Corporation & Securities Bureau

CORPORATION IDENTIFICATION NUMBER

7481-492

ARTICLES OF INCORPORATION

For use by Domestic Nonprofit Corporations

(Please read information and instructions on 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:

Plymouth Commons Homeowners Association ✓

ARTICLE II

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

See attached Rider

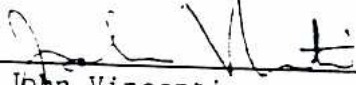
ARTICLE III

The corporation is organized upon a _____ membership _____ basis.
(stock or nonstock)

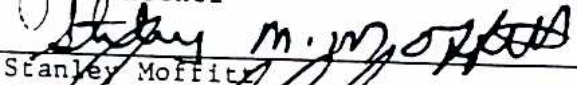
1. If organized on a stock basis, the total number of shares which the corporation has authority to issue is _____. If the shares are, or are to be, divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences and limitations of the shares of each class are as follows:

See attached Rider.

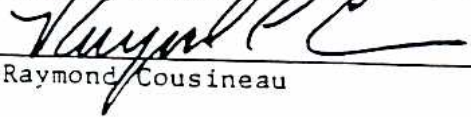
I (We), the incorporator(s) sign my (our) name(s) this 18 day of September, 1991.



John Vincenti



Stanley Moffitt



Raymond Cousineau

**RIDER TO ARTICLES OF INCORPORATION OF
PLYMOUTH COMMONS HOMEOWNERS ASSOCIATION**

ARTICLE II

The purposes of the corporation are as follows:

Section 1. To maintain, manage and administer the affairs of the corporation;

Section 2. To levy and collect assessments from the members and to use the proceeds thereof for the purposes of the corporation.

Section 3. To carry insurance on all of the real estate comprising Plymouth Commons Subdivision, as well as any personalty of the corporation exclusive of any coverage for contents and personal effects belonging to any of the members; to collect all premiums and charges for same from the members; and to use, reimburse or expend the proceeds for the rebuilding, repair, renovation, rehabilitation and/or replacement of any loss or damage to any of the above property as provided in the Bylaws.

Section 4. To contract for and employ persons, firms or corporations to assist in the operation or maintenance of the Subdivision.

Section 5. To make and enforce reasonable regulations concerning the use and enjoyment of the said Subdivision.

Section 6. 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 property of the Association, and the maintenance of the common areas of said Subdivision and to the accomplishment of any of the purposes thereof.

ARTICLE VI

Section 1. Qualification of members, the manner of their admission to the corporation and the voting of such members shall be as follows:

- A) Each lot owner or land contract vendee of Plymouth Commons Subdivision shall be a member of the corporation and no other person or entity shall be entitled to membership.
- B) The Developer or its assigns shall be entitled to membership in the corporation and shall be entitled to vote on the basis of one vote for each lot owned so long as the Developer owns a lot in the Subdivision.

- C) Each lot owner or land contract vendee, including the Developer, shall have one vote for each lot owned. Upon transfer of a lot by the owner, the new owner is qualified for membership in the corporation upon recording of deed or land contract assignment with the Register of Deeds for Wayne County, Michigan. The former owner, other than the Developer, thereupon shall cease to be a member and shall no longer be entitled to any rights or privileges in the Association whatsoever.
- D) Voting by members shall be in accordance with the provisions of the Bylaws and the rules of this corporation.

Section 2. The first Board of Directors shall consist of the incorporators who shall serve as the Board of Directors until such time as 65% of the lots in the Subdivision have been sold to owners other than builders for the purposes of constructing homes or four years from the date of the recording of the plat of Plymouth Commons Subdivision, whichever shall first occur.

Section 3. The second Board of Directors and all successive boards shall be elected by the members of the Association. Said Directors shall be elected in the manner provided for in the Bylaws of the corporation.

Section 4. Officers of the corporation shall be elected as provided for in the Bylaws of the corporation.

ARTICLE VII

Indemnification of Directors:

No director of the corporation shall be personally liable to the corporation or its members for monetary damages for breach of fiduciary duty as a director, but the foregoing shall not eliminate or limit the liability of a director for any of the following: (1) a breach of the director's duty of loyalty to the corporation or its members; (2) acts or omissions that are not in good faith or that involve intentional misconduct or a knowing violation of law; (3) a transaction from which the director derived an improper personal benefit; or (4) any act or omission occurring prior to the filing of these Articles and any act or omission constituting gross negligence.

This corporation shall assume all liabilities to any person other than the corporation or its members, for all acts or omissions of a director and does thereby indemnify each officer and director against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the corporation, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all rights to which such director or officer may be entitled.

DOCUMENT WILL BE RETURNED TO NAME AND MAILING ADDRESS INDICATED IN THE BOX BELOW. Include name, street and number (or P.O. box), city, state and ZIP code.

Name of person or organization
remitting fees:

David S. Snyder, Esq.
Snyder and Handler, P.C.
1365 American Center
27777 Franklin Road
Southfield, MI 48034

Preparer's name and business
telephone number:

David S. Snyder
(313) 352-1900

INFORMATION AND INSTRUCTIONS

1. The articles of incorporation cannot be filed until this form, or a comparable document, is submitted.
2. Submit one original copy of this document. Upon filing, a microfilm copy will be prepared for the records of the Corporation and Securities Bureau. The original copy will be returned to the address appearing in the box above as evidence of filing.
Since this document must be microfilmed, it is important that the filing be legible. Documents with poor black and white contrast, or otherwise illegible, will be rejected.
3. This document is to be used pursuant to the provisions of the Act by one or more persons for the purpose of forming a domestic nonprofit corporation.
4. ARTICLE II — The purpose for which the corporation is organized must be included. It is not sufficient to state that the corporation may engage in any activity within the purposes for which corporations may be organized under the Act.
5. ARTICLE III — The corporation must be organized on a stock or nonstock basis. Complete Article III(1) or III(2) as appropriate, but not both. Real property assets are items such as land and buildings. Personal property assets are items such as cash, equipment, fixtures, etc.
6. ARTICLE IV — A post office box may not be designated as the street address of the registered office.
7. ARTICLE V — The Act requires one or more incorporators. The addresses should include a street number and name (or other designation), city and state.
8. This document is effective on the date approved and filed by the Bureau. A later effective date, no more than 90 days after the date of delivery, may be stated as an additional article.
9. This document must be signed in ink by each incorporator listed in Article V. However, if there are 3 or more incorporators, they may, by resolution adopted at the organizational meeting by a written instrument, designate one of them to sign the articles of incorporation on behalf of all of them. In such event, these articles of incorporation must be accompanied by a copy of the resolution duly certified by the acting secretary at the organizational meeting and a statement must be placed in the articles incorporating that resolution into them.
10. FEES: Filing fee & Franchise fee (Make remittance payable to State of Michigan) ... \$20.00
11. Mail form and fee to:
MICHIGAN DEPARTMENT OF COMMERCE
Corporation and Securities Bureau
Corporation Division
P.O. Box 30054
6546 Mercantile Way
Lansing, MI 48909
Telephone: (517) 334-6302