

4/14/99 15:42:28

Corporation, Securities & Land Dev. Bureau p.1

Michigan Department of Consumer and Industry Services

Filing Endorsement

This is to Certify that the ARTICLES OF INCORPORATION – NONPROFIT

for

DEERWOOD VIII HOMEOWNERS ASSOCIATION

ID NUMBER: 753384

received by facsimile transmission on April 13, 1999 is hereby endorsed

Filed on April 14, 1999 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 14th day of April, 1999.



Julie Coll

, Director

Corporation, Securities and Land Development Bureau

Sent by Facsimile Transmission 03752

C&S 502 (8/88)

MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES - CORPORATION, SECURITIES & LAND DEVELOPMENT BUREAU		
Date Received		(FOR BUREAU USE ONLY)
Name		
Wise & Marsac, P.C. Scott A. Steinhoff, Esq.		
Address		
255 East Brown Street, Suite 210		
City	State	Zip
Birmingham	MI	48009

Document will be returned to the name and address you enter above.

ARTICLES OF INCORPORATION

For use by Domestic Nonprofit Corporations

(Please read information and instructions on last page)

753384

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: Deerwood VIII Homeowners Association

ARTICLE II

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

See Attachment "A" which is made a part hereof as though specifically set forth herein.

ARTICLE III

1. The corporation is organized upon a Nonstock basis.
(Stock or Nonstock)
2. 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'd)

3. a. If organized on a non-stock 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: ~~None~~ Membership Assessments
- d. The corporation is organized on a Membership basis.
(Membership or Directorship)

ARTICLE IV

1. The address of the registered office is:
14 North Main Street, Suite 1 Clarkston MICHIGAN 48346
(Street Address) (City) (ZIP Code)
2. The mailing address of the registered office if different than above:
Same MICHIGAN
(Street Address or P.O. Box) (City) (ZIP Code)
3. The name of the resident agent at the registered office is:
Stuart H. Mahler

ARTICLE V

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

Name	Residence of Business Address
Scott A. Steinhoff	255 E. Brown Street, Suite 210 Birmingham, MI 48009

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.

Article VI

Indemnification of officers and directors. Every Director and Officer of this Association shall be indemnified by the Association against all expenses and liabilities, including legal fees, reasonably incurred by or imposed upon him or her in connection with any proceeding he/she may be a party or which he/she may become involved by reason of his or her being or having been an officer or director of the Association to the fullest extent permitted under the laws of the state of Michigan.

I, (We), the incorporator(s) sign my (our) name(s) this 12 day of April, 1999.

_____	 _____
_____	_____
_____	_____
_____	_____
_____	_____

C & S 502

Name of Person or Organization
Remitting Fees:

Wise & Marsac, P.C.

Preparer's Name and Business
Telephone Number:

Scott A. Steinhoff
(248) 642-4345

INFORMATION AND INSTRUCTIONS

1. The articles of incorporation cannot be filed until this form, or a comparable document, is submitted.
2. Submit one original of this document. Upon filing, the document will be added to the records of the Corporation, Securities and Land Development Bureau. The original will be returned to the address appearing in the box on the front as evidence of filing.

Since this document will be maintained on optical disk media, 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 Act 162, P.A. of 1982, 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 non-stock basis. Complete Article III(2) or III(3) 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. The dollar value must be included.
6. Article IV - A post office box may not be designated as the address of the registered office.
7. Article V - The Act requires one or more incorporators. Educational corporations are required to have at least three (3) incorporators. The address(es) should include a street number and name (or other designation), city and state.
8. This document is effective on the date endorsed "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:** Make remittance payable to the State of Michigan. Include corporation name on check or money order. **FILING AND FRANCHISE FEE.** \$20.00
11. Mail form and fee to:

Michigan Department of Consumer & Industry Services
Corporation, Securities & Land Development Bureau
Corporation Division
P.O. Box 30054
Lansing, Michigan 48909-7554

The office is located at:

6546 Mercantile Way
Lansing, MI 48910

Telephone: (517) 334-6302

**ATTACHMENT A TO ARTICLES OF INCORPORATION
OF
DEERWOOD VIII HOMEOWNERS ASSOCIATION**

ARTICLE II.

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

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 the improvement, payment of taxes and insurance, repair, replacement and maintenance and management of certain common areas located within the land more commonly known as Deerwood VIII Subdivision, located in Independence Township, Oakland County, Michigan and to promote the health, safety and welfare of the residents within the above described land. In furtherance of these purposes, the Association may do the following:

A. Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration of Protective Covenants (the Agreement), covering a portion of the land more commonly known as Deerwood VIII Subdivision, located in Independence Township, Oakland County, Michigan, which Agreement will be recorded in the office of the Oakland County Register of Deeds, and as it may be amended from time to time as provided therein.

B. Fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Bylaws of the Corporation, to pay all expenses in connection with the common areas 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 land 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 persons property in connection with the affairs of the Association subject to the provisions of the Agreement.

D. Borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or persons property as security for money borrowed or debts incurred.

E. Dedicate, sell or transfer all or any part of the common areas and any other real or persons property of the Association to any public agency, authority or utility for such purposes and subject to such conditions as may be determined by the Association, subject, however, to the provisions and limitations of the Agreement.