

MICHIGAN DEPARTMENT OF COMMERCE - CORPORATION AND SECURITIES BUREAU

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JUN 22 1998

(FOR BUREAU USE ONLY)

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MI DEPARTMENT OF CONSUMER & INDUSTRY SERVICES
CORPORATION, SECURITIES & LAND DEVELOPMENT BUREAU

EFFECTIVE DATE:

DOCUMENT WILL BE RETURNED TO NAME AND ADDRESS INDICATED ABOVE

ARTICLES OF INCORPORATION

For use by Domestic Nonprofit Corporations
(Please read information and instructions on last page)

758-167

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 VII 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

The corporation is organized upon a Non-Stock 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:

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.

Article VII

Additional Lands. The Association may include all owners of additional lands contiguous to Deerwood VI Association as described in Section 5.5 of the Agreement (as defined in Article II attached hereto) as members of the Association with the same rights, privileges and obligations as existing members.

I, (We), the incorporator(s) sign my (our) name(s) this _____ day of June 11, 1998.



Stuart H. Mahler

**ATTACHMENT A TO ARTICLES OF INCORPORATION
OF
DEERWOOD VII 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 described on Exhibit "A" attached hereto and made a part hereof 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 described on Exhibit "A", designated as Deerwood VII, which Agreement has been recorded in the office of the Oakland County register of Deeds and as it may be amended from time to time as provided therein, and all other such Declarations or Protective Covenants that may be hereafter recorded with respect to the remaining property described in Exhibit "A".

B. Fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the By-Laws 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.

F. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property.

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 may now by statute or hereafter have or exercise.

EXHIBIT A

DESCRIPTION

PART OF THE E. 1/2 OF THE E. 1/8 OF SECTION 8 AND PART OF THE W. 1/2 OF THE W. 1/2 OF SECTION 9 T. 4 N., R. 9 E., INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED S. 00°00'01" W. 1300.16 FEET FROM THE N.E. CORNER OF SECTION 8; THENCE FROM SAID POINT OF BEGINNING N. 89°57'14" E. 1347.60 FEET; THENCE S. 00°41'01" W. 1334.72 FEET TO THE EAST-WEST 1/4 LINE SECTION 9; THENCE S. 00°24'14" E. 2654.23 FEET TO THE SOUTH LINE OF SECTION 9; THENCE ALONG THE SOUTH SECTION LINE S. 89°47'06" W. 625.25 FEET SAID LINE BEING THE N. LINE OF "DEERWOOD" A SUBDIVISION RECORDED IN LIBER 143 PAGES 1,2,3 & 4 O.C.R.; THENCE N. 00°06'02" E. 756.27 FEET; THENCE N. 89°56'11" W. 500.35 FEET; THENCE N. 00°03'44" W. 660.00 FEET; THENCE N. 89°56'11" W. 222.55 FEET TO THE SECTION LINE BETWEEN SECTIONS 8 AND 9 THENCE CONTINUING N. 89°56'11" W. 135.08 FEET; THENCE THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG A WETLAND TRAVERSE LINE N. 48°29'16" E. 147.76 FEET, N. 30°57'53" E. 183.60 FEET, N. 12°58'05" W. 126.54 FEET, N. 38°55'37" W. 155.97 FEET, S. 81°59'53" W. 256.37 FEET, N. 52°42'07" W. 145.09 FEET, S. 51°11'54" W. 177.18 FEET, S. 71°42'52" W. 179.40 FEET, S. 57°57'22" W. 113.21 FEET, S. 35°28'39" W. 140.81 FEET, S. 27°41'53" W. 109.28 FEET, S. 29°56'09" W. 88.74 FEET, N. 75°11'33" W. 133.74 FEET AND N. 89°45'04" W. 108.74 FEET TO A POINT AT THE N.E. CORNER OF LOT 262 "DEERWOOD III" SUBDIVISION RECORDED IN LIBER 207 PAGE 39-41 INCLUSIVE O.C.R.; THENCE ALONG THE NORTH LINE OF SAID LOT 262 S. 89°59'58" W. 66.95 FEET (68.21 FEET RECORD) THENCE N. 00°01'00" W. 1159.71 FEET (1164.44 FEET RECORD) ALONG THE EAST LINE OF "SUPERVISORS PLAT OF INDEPENDENCE FARMS" AS RECORDED IN LIBER 14 PAGE 44 O.C.R. TO A POINT ON THE EAST AND WEST 1/4 LINE OF SECTION 8; THENCE N. 89°44'02" E. 1307.36 FEET (1307.17 FEET RECORD) ALONG SAID EAST AND WEST 1/4 LINE TO THE 1/4 CORNER BETWEEN SECTIONS 8 AND 9; THENCE N. 00°00'01" E. 1335.84 FEET ALONG THE SECTION LINE BETWEEN SECTIONS 8 AND 9 TO THE POINT OF BEGINNING CONTAINING 133.83 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC AND ANY GOVERNMENTAL AGENCY OVER HADLEY ROAD.