

Michigan Department of Labor & Economic Growth

Filing Endorsement

This is to Certify that the ARTICLES OF INCORPORATION - NONPROFIT

for

COPPERWOOD LYON CONDOMINIUM ASSOCIATION

ID NUMBER: 789502

received by facsimile transmission on November 16, 2005 is hereby endorsed

Filed on November 17, 2005 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 17th day of November, 2005.

, Director

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 amended, as follows

**ARTICLE I
NAME**

The name of the corporation is Copperwood Lyon Condominium Association.

**ARTICLE II
PURPOSES**

The purposes for which the corporation is formed are as follows

- (a) To manage and administer the affairs of and to maintain the Copperwood Condominium, a residential site condominium established under the Michigan Condominium Act (hereinafter called the "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 in connection with the foregoing purposes, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management,

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 no Units remain to be created in the Condominium and 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

ARTICLE IX LIMITATION OF LIABILITY OF DIRECTORS

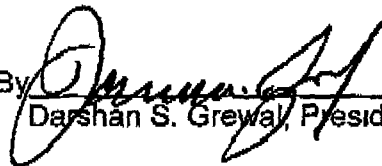
No volunteer director, as that term is defined in Act 162, Public Acts of 1982, as amended ("Act"), shall be personally liable to the corporation or its members for monetary damages for breach of fiduciary duty as a director, provided that the foregoing shall not eliminate the liability of a director for any of the following (i) breach of the director's duty of loyalty to the corporation or its members, (ii) acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law, (iii) a violation of Section 551(1) of the Act, (iv) a transaction from which the director derived an improper personal benefit, or (v) an act or omission that is grossly negligent. If the Act hereafter is amended to authorize the further elimination or limitation of the liability of directors, then the liability of a director of the corporation, in addition to the limitation on personal liability contained herein, shall be limited to the fullest extent permitted by the amended Act. No amendment or repeal of this Article IX shall apply to or have any effect on the liability of any director of the corporation for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

Signed this 15th day of November, 2005

When filed, return to:

Lawrence A Kilgore
Westchester Singh, L L C
7125 Orchard Lake Road
Suite 200
West Bloomfield, MI 48322

Singh Land Company, a Michigan corporation

By 
Darshan S. Grewal, President