

Michigan Department of Consumer and Industry Services

Filing Endorsement

*This is to Certify that the ARTICLES OF INCORPORATION – NONPROFIT
for*

EMPIRE HILLS CONDOMINIUM ASSOCIATION

ID NUMBER: 760413

received by facsimile transmission on June 4, 1999 is hereby endorsed

Filed on June 7, 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 7th day
of June, 1999.*



Julie Croll

, Director

Corporation, Securities and Land Development Bureau

(A Non-Profit Domestic Corporation)

ARTICLES OF INCORPORATION

OF

EMPIRE HILLS CONDOMINIUM ASSOCIATION

These Articles of Incorporation are signed by the incorporator for the purpose of forming a non-profit corporation, pursuant to the provisions of Act 162, Public Acts of 1982 as follows:

ARTICLE I

The name of the corporation is:

EMPIRE HILLS CONDOMINIUM ASSOCIATION.

ARTICLE II

The purpose or purposes for which the corporation is organized is to administer, manage, operate and control the common elements, covenants and restrictions, and other matters relating to **EMPIRE HILLS**, a land condominium located in the Township of Empire, Leelanau County, Michigan, and in furtherance of those purposes, to exercise all the powers permitted to be exercised by a non-profit corporation under the laws of the State of Michigan.

ARTICLE III

Said corporation is organized upon a membership non-stock basis; the amount of assets which said corporation possesses is:

Real Property

Personal Property

None

None

Said corporation is to be financed under the following general plan:

Assessment of members; the corporation is organized on a membership basis.

ARTICLE IV

The address of the initial registered office is 820 S. Union, Traverse City, Michigan 49684. The name of the initial resident agent at the registered office is CHRIS G. McCRUMB.

ARTICLE V

The name and address of the incorporator is as follows:

Chris G. McCrumb, 820 S. Union, Traverse City, Michigan 49684.

ARTICLE VI

The names and addresses of the first Board of Directors are as follows:

Chris G. McCrumb, 820 S. Union, Traverse City, Michigan 49684

Michael A. McKeough, 208 Franklin Street, Grand Haven, Michigan 49417

Patrick C. Regan, 208 Franklin Street, Grand Haven, Michigan 49417

ARTICLE VII

The term of corporate existence is perpetual.

ARTICLE VIII

The qualification of members, the manner of their admission to the corporation, the termination of membership, and voting by such members shall be as follows:

A. Each Co-owner (including the Developer) of a unit (lot) in the condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership; except that the subscriber hereto shall be a member of the corporation until such time as his or her membership shall terminate, as hereinafter provided.

B. Membership in the corporation (except with respect to any non-Co-owner incorporator, who shall cease to be a member upon the qualification for membership of any Co-owner) shall be established by acquisition of fee simple title to a unit (lot) in the condominium and by recording with the Register of Deeds in the county where the condominium is located, a deed or other instrument establishing a change of record title to such unit (lot) 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.

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 or her unit (lot) in the condominium.

D. Voting by members shall be in accordance with the provisions of the Bylaws of this corporation.

I, the Incorporator, sign my name this 4TH day of June, 1999.


CHRIS G. McCRUMB

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