

**LARA** Corporations  
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Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

## ARTICLES OF INCORPORATION

For use by DOMESTIC NONPROFIT CORPORATION

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:

INDIANWOOD GROVES CONDO ASSOCIATION

### ARTICLE II

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

1. to maintain, operate, aid manage the condominium buildings and improvements;
2. to levy and collect assessments from members to defray the costs, expenses and losses of the condominium;
3. to employ personnel to contract for the maintenance, administration, and management of the condominium, and to delegate necessary powers and duties to such personnel;
4. to purchase insurance on the common elements of the condominium and to collect and allocate the proceeds;
5. to make and enforce reasonable rules and regulations concerning the use of the condominium property in furtherance of the master deed and bylaws;
6. to authorize and approve the signing of contracts, deeds, and easements affecting the common elements; and
7. In general, to carry on any other business in connection with these purpose-with all the powers conferred on no

### ARTICLE III

The Corporation is formed upon  basis.

If formed on a stock basis, the total number of shares the corporation has authority to issue is

If formed on a nonstock basis, the description and value of its real property assets are (if none, insert "none"):

NONE

The description and value of its personal property assets are (if none, insert "none"):

Bank account

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

owner maintenance fees

The Corporation is formed on a  basis.

### ARTICLE IV

The street address of the registered office of the corporation and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: TOM SILINSKI
2. Street Address: 180 LAKE SHORE DRIVE, LAKE ORION,, MI 48362  
Apt/Suite/Other: PO BOX 155  
City: LAKE ORION  
State: MI Zip Code: 48362

3. Registered Office Mailing Address:

P.O. Box or Street Address: PO BOX 122  
Apt/Suite/Other:  
City: LAKE ORION  
State: MI Zip Code: 48361

ARTICLE V

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

Name	Residence or Business Address
TOM SILINSKI	180 LAKE SHORE DR, PO BOX 155, LAKE ORION, MI 48361 USA

Use the space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added.

ARTICLES OF INCORPORATION FOR A CONDOMINIUM  
MICHIGAN DEPARTMENT OF COMMERCE  
CORPORATION AND SECURTIES BUJREAU  
ARTICLES OF INCORPORATION

THE NAME OF THE CORPORATION IS INDIANWOOD GROVES CONDOMINIUM ASSOCIATION.  
THESE ARTICLES OF INCORPORATION ARE SIGNED BY THE INCORPORATORS TO FORM A NONPROFIT CORPORATION UNDER MICHIGAN'S  
NONPROFIT CORPORATION ACT, MCLA 450.2101 ET SEQ.. MSA 21.197(101) ET SEG.

ARTICLE VI

1. TO MAINTAIN, OPERATE, AID AND MANAGE THE CONDOMINIUM BUILDINGS AND IMPROVEMENTS;

2. TO LEVY AND COLLECT ASSESSMENTS FROM MEMBERS TO DEFRAY THE COSTS, EXPENSES AND LOSSES OF THE CONDOMINIUM:.  
3. TO EMPLOY PERSONNEL TO CONTRACT FOR THE MAINTENANCE, ADMINISTRATION, AND MANAGEMENT OF THE CONDOMINIUM, AND TO DELEGATE NECESSARY POWERS AND DUTIES TO SUCH PERSONNEL;  
4. TO PURCHASE INSURANCE ON THE COMMON ELEMENTS OF THE CONDOMINIUM AND TO COLLECT AND ALLOCATE THE PROCEEDS;  
5. TO MAKE AND ENFORCE REASONABLE RULES AND REGULATIONS CONCERNING THE USE OF THE CONDOMINIUM PROPERTY IN FURTHERANCE OF THE MASTER DEED AND BYLAWS;  
6. TO AUTHORIZE AND APPROVE THE SIGNING OF CONTRACTS, DEEDS, AND EASEMENTS AFFECTING THE COMMON ELEMENTS; AND  
7. IN GENERAL, TO CARRY ON ANY OTHER BUSINESS IN CONNECTION WITH THESE PURPOSES-WITH ALL THE POWERS CONFERRED ON NONPROFIT CORPORATIONS BY MICHIGAN LAW.

ARTICLE VII

ALL FUNDS AND THE TITLES TO ALL PROPERTIES ACQUIRED BY THE CORPORATION AND THE PROCEEDS SHALL BE HELD IN TRUST FOR THE MEMBERS IN ACCORDANCE WITH THE PROVISIONS OF THE BYLAWS OF THE ASSOCIATION.  
THE TERM OF THE CORPORATION SHALL BE PERPETUAL.

ARTICLE VIII

THE CORPORATION IS ORGANIZED ON A MEMBERSHIP BASIS, AND EACH CO-OWNER OF RECORD OF A UNIT IN THE CONDOMINIUM, INCLUDING THE DEVELOPER UNTIL ALL UNITS HAVE BEEN SOLD, SHALL BE A MEMBER OF THE CORPORATION. MEMBERSHIP SHALL NOT BE ASSIGNED, PLEDGED, ENCUMBERED. OR TRANSFERRED IN ANY MANNER EXCEPT AS AN APPURTENANCE OF A UNIT. THE DIRECTORS NAMED IN THESE ARTICLES SHALL ALSO BE MEMBERS OF THE CORPORATION UNTIL THEIR SUCCESSORS HAVE BEEN ELECTED AND QUALIFIED.

ARTICLE IX

EACH MEMBER OF THE CORPORATION SHALL BE ENTITLED TO ONE VOTE, THE VALUE AND THE MANNER OF EXERCISE OF WHICH ARE TO BE DETERMINED IN ACCORDANCE WITH THE BYLAWS OF THE CORPORATION.

ARTICLE X

ANY ACTION REQUIRED OR PERMITTED BY THE MICHIGAN CONDOMINIUM ACT TO BE AT AN ANNUAL OR SPECIAL MEETING OF MEMBERS MAY BE TAKEN WITHOUT A MEETING, WITHOUT PRIOR NOTICE, AND WITHOUT A VOTE IF THE NUMBER OF MEMBERS WITH THE MINIMUM NUMBER OF VOTES THAT WOULD BE NECESSARY TO AUTHORIZE OR TAKE THE ACTION AT A MEETING AT WHICH ALL MEMBERS ENTITLED TO VOTE WERE PRESENT AND VOTED CONSENT TO THE ACTION IN WRITING. PROMPT NOTICE OF THE TAKING OF CORPORATE ACTION WITHOUT A MEETING BY LESS THAN UNANIMOUS CONSENT SHALL BE GIVEN TO MEMBERS WHO HAVE NOT CONSENTED IN WRITING.

ARTICLE XI

NO CONTRACT OR OTHER TRANSACTION BETWEEN THIS CORPORATION AND ANY OTHER CORPORATION, FIRM, OR ASSOCIATION SHALL BE SUBJECT TO CANCELLATION (OTHER THAN AS PROVIDED BY MCLA 559.101 ET SEQ.. MSA 26.50(101) ET SEQ.) BECAUSE ONE OR MORE OF THE DIRECTORS OR OFFICERS OF THE CORPORATION ARE INTERESTED IN OR ARE DIRECTORS OR OFFICERS OF THE OTHER CORPORATION, FIRM, OR ASSOCIATION. ANY INDIVIDUAL DIRECTOR OR OFFICER MAY BE A PARTY TO OR MAY BE INTERESTED IN ANY CONTRACT OR TRANSACTION OF THE CORPORATION. HOWEVER, THE CONTRACT OR OTHER TRANSACTION MUST BE FAIR AND REASONABLE TO THE

CORPORATION WHEN IT IS AUTHORIZED, APPROVED OR RATIFIED, AND THE INDIVIDUAL MUST DISCLOSE THE MATERIAL FACTS ABOUT THE RELATIONSHIP OR INTEREST TO THE BOARD OR COMMITTEE BEFORE IT AUTHORIZES, APPROVES, OR RATIFIES THE CONTRACT OR TRANSACTION BY A SUFFICIENT VOTE THAT DOES NOT INCLUDE THE VOTE OF THE INTERESTED DIRECTOR OR OFFICER.

ARTICLE XII

THE MEMBERS OF THE BOARD SHALL BE VOLUNTEER DIRECTORS WITHIN THE MEANING OF 1987 PA 170 ( CODIFIED AS AMENDED IN SCATTERED SECTIONS OF MCLA CHAPTER 150). A VOLUNTEER DIRECTOR SHALL NOT BE LIABLE TO THE CORPORATION OR TO ITS MEMBERS FOR MONETARY DAMAGES ARISING UNDER APPLICABLE LAW FOR A BREACH OF DIRECTOR'S FIDUCIARY ARISING UNDER APPLICABLE LAW PERSON OR ANY FIRM, ASSOCIATION, OR CORPORATION IN WHICH THE PERSON OTHERWISE INTERESTED IN AS STATED IN THIS ARTICLE. HOWEVER, THIS ARTICLE 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 NOT IN GOOD FAITH OR THAT INVOLVE INTENTIONAL MISCONDUCT OR KNOWING VIOLATION OF LAW
3. A VIOLATION OF MCLA 450.2551(1). MSA 21.197(551)(1)
4. A TRANSACTION FROM WHICH THE DIRECTOR DERIVED AN IMPROPER PERSONAL BENEFIT
5. AN ACT OR OMISSION THAT IS GROSSLY NEGLIGENT
6. AN ACT OR OMISSION OCCURRING BEFORE THIS, DOCUMENT IS FILED

ARTICLE XIII

A VOLUNTEER DIRECTOR SHALL BE PERSONALLY LIABLE TOR MONETARY DAMAGES FOR A BREACH OF FIDUCIARY DUTY AS A DIRECTOR TO THE CORPORATION AND ITS MEMBERS TO THE EXTENT STATED IN THIS ARTICLE. ANY REPEAL OR MODIFICATION OF THIS ARTICLE SHALL NOT ADVERSELY AFFECT ANY RIGHT OR PROTECTION OF ANY VOLUNTEER DIRECTOR REGARDING ANY ACTS OR OMISSIONS OCCURRING BEFORE THE REPEAL OR MODIFICATION.

ARTICLE XIV

THESE ARTICLES MAY BE AMENDED ONLY BY AN AFFIRMATIVE VOTE OF AT LEAST 2/3-THIRDS OF THE ENTIRE MEMBERSHIP OF THE CORPORATION. NO AMENDMENT MAY CHANGE THE QUALIFICATIONS FOR MEMBERSHIP OR THE VOTING RIGHTS OF MEMBERS WITHOUT THE UNANIMOUS CONSENT OF THE MEMBERSHIP.

ARTICLE XV

ANY PERSON WHO BECOMES A DIRECTOR OR AN OFFICER OF THE CORPORATION IS RELIEVED FROM ANY LIABILITY THAT MIGHT OTHERWISE EXIST FROM CONTRACTING WITH THE CORPORATION FOR THE UNANIMOUS CONSENT OF THE MEMBERSHIP.

ARTICLE XVI

PETS ARE ALLOWED PURSUANT TO THE BYLAWS. DOGS MUST BE LEASHED.

EACH OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF UNIT INCLUDING EXTERIOR PAINTING, SIDING, DECKS, COURTYARDS, DRIVE WAY GARDENS AS DESIGNATED BY THE ASSOCIATION UNDER OVERSIGHT OF THE ASSOCIATION.

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IF THE EXISTENCE OF THE CORPORATION IS TERMINATED FOR ANY REASON, ALL ASSETS OF THE CORPORATION REMAINING AFTER THE PAYMENT OF OBLIGATIONS IMPOSED BY APPLICABLE LAW SHALL BE DISTRIBUTED AMONG THE MEMBERS OF THE CORPORATION ACCORDING TO EACH MEMBER'S INTEREST IN THE

Signed this 20th Day of June, 2024 by the incorporator(s).

Signature	Title	Title if "Other" was selected
Tom Silinski	Incorporator	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline       Accept

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS**  
**FILING ENDORSEMENT**

***This is to Certify that the*** ARTICLES OF INCORPORATION

***for***

INDIANWOOD GROVES CONDO ASSOCIATION

***ID Number:*** 803234618

***received by electronic transmission on*** June 20, 2024 ***, is hereby endorsed.***

***Filed on*** June 20, 2024 ***, 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 20th day of June, 2024.***

*Linda Clegg*

***Linda Clegg, Director***

***Corporations, Securities & Commercial Licensing Bureau***