

MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU	
(FOR BUREAU USE ONLY)	FILED
	OCT 30 1987
	Date Received OCT 28 1987
	Administrator MICHIGAN DEPARTMENT OF COMMERCE Corporation & Securities Bureau
CORPORATION IDENTIFICATION NUMBER	734-276

ARTICLES OF INCORPORATION

For use by Domestic Nonprofit Corporations

(Please read instructions and Paperwork Reduction Act notice on last page)

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:

Pinebrook Estates Condominium Association, Inc. ✓

ARTICLE II

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

the management of the common areas and preparer of rules and regulations concerning Pinebrook Estates Condominiums.

ARTICLE III

The corporation is organized upon a nonstock basis.
(stock or nonstock)

1. If organized on a stock basis, the aggregate 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:

dk

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.

I (We), the incorporator(s) sign my (our) name(s) this 27th day of October, 1987.

Donald A. Nicewander

Donald A. Nicewander

DOCUMENT WILL BE RETURNED TO NAME AND MAILING ADDRESS INDICATED IN THE BOX BELOW. Include name, street and number (or P.O. box), city, state and ZIP code.

Name of person or organization remitting fees:

Joseph Katerberg

Donald Nicewander
513 Baldwin
Jenison, MI 49428

Preparer's name and business telephone number:

Donald Nicewander

(616) 457-9290

INFORMATION AND INSTRUCTIONS

1. This form is issued under the authority of Act 162, P.A. of 1982. The articles of incorporation cannot be filed until this form, or a comparable document, is submitted.
2. Submit one original copy of this document. Upon filing, a microfilm copy will be prepared for the records of the Corporation and Securities Bureau. The original copy will be returned to the address appearing in the box above as evidence of filing.
Since this document must be microfilmed, 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 — Complete item III(1) or III(2) as appropriate, but not both.
6. ARTICLE IV — A post office box may not be designated as the street address of the registered office. The mailing address may differ from the address of the registered office only if a post office box address in the same city as the registered office is designated as the mailing address.
7. ARTICLE V — The Act requires one or more incorporators. The addresses should include a street number and name (or other designation), city and state.
8. This document is effective on the date approved and 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. 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: Filing fee \$10.00
Franchise fee \$10.00
Total fees (Make remittance payable to State of Michigan) \$20.00

11. Mail form and fee to:

Michigan Department of Commerce, Corporation and Securities Bureau, Corporation Division,
P.O. Box 30054, Lansing, Michigan 48909, Telephone: (517) 373-0493

Michigan Department of Labor & Economic Growth

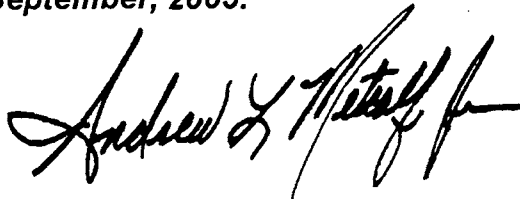
Filing Endorsement

***This is to Certify that the CERTIFICATE OF AMENDMENT - CORPORATION
for
PINEBROOK ESTATES CONDOMINIUM ASSOCIATION, INC.***

ID NUMBER: 734276

***received by facsimile transmission on September 19, 2005 is hereby endorsed filed on
September 19, 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 19th day
of September, 2005.***



, Director



Bureau of Commercial Services

BCS/CD-515 (Rev. 12/03)

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH BUREAU OF COMMERCIAL SERVICES										
Date Received	(FOR BUREAU USE ONLY)									
	This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.									
<table border="1"> <tr> <td colspan="3">Name David W. Charron</td> </tr> <tr> <td colspan="3">Address 4949 Plainfield, N.W.</td> </tr> <tr> <td>City Grand Rapids</td> <td>State MI</td> <td>ZIP Code 49525</td> </tr> </table>		Name David W. Charron			Address 4949 Plainfield, N.W.			City Grand Rapids	State MI	ZIP Code 49525
Name David W. Charron										
Address 4949 Plainfield, N.W.										
City Grand Rapids	State MI	ZIP Code 49525								
EFFECTIVE DATE:										

Document will be returned to the name and address you enter above. If left blank document will be mailed to the registered office.

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION

For use by Domestic Profit and Nonprofit Corporations

(Please read information and instructions on the last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, (profit corporations), or Act 162, Public Acts of 1982 (nonprofit corporations), the undersigned corporation executes the following Certificate:

1. The present name of the corporation is:	Plnebrook Estates Condominium Association, Inc.
2. The identification number assigned by the Bureau is:	734276

3. Article VI of the Articles of Incorporation is hereby amended to read as follows:

Upon the express prior approval of a 2/3 vote of the Board of Directors of the Association, any action required or permitted to be taken at an annual or special meeting of the members, including, without limitation, the election of persons to serve as directors of the Association, may be taken without a meeting, without prior notice, if a consent in writing, setting forth the action so taken, on a voting form to be prescribed by the Board of Directors, is signed by members having not less than 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 thereon were present and voted. The voting form shall require the signature of the member thereon and shall set forth in reasonable detail the matter or matters on which the member is casting his or her vote. All such voting forms shall be required to be distributed to the membership by personal delivery, mail, facsimile, electronic transmission or other reasonable means of delivery and shall be returned to the office of the Association by the members no later than thirty (30) days following the date of mailing of such voting forms to the membership. Prompt notice of the taking of the action without a meeting by less than unanimous written consent of the members shall be given to all members who have not consented in writing to such action.

Pinebrook Estates Condominium Association, Inc. - 734276
Attachment

4. Article VII of the Articles of Incorporation is hereby added and to read as follows:

A volunteer director or volunteer officer of the Corporation shall not be personally liable to the Corporation or its members for monetary damages for breach of fiduciary duty, except for liability: (a) for any breach of the director's or officer's duty of loyalty to the Corporation or its members; (b) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law; (c) resulting from a violation of §551(l) of the Michigan Non-Profit Corporation Act; (d) for any transaction from which the director or officer derived an improper personal benefit; (e) for any act or omission occurring before the date of these Articles, or (f) for any act or omission that is grossly negligent. In the event the Michigan Non-Profit Corporation Act, P.A. 1982, No. 162, is amended after adoption of this Article to authorize corporate action further eliminating or limiting the personal liability of directors, then the liability of a director of the Corporation shall be eliminated or limited to the fullest extent permitted by the Michigan Non-Profit Corporation Act, as so amended. Any repeal, modification or adoption of any provision in these Articles of Incorporation inconsistent with this Article shall not adversely effect any right or protection of a director or officer of the Corporation existing at the time of such repeal, modification, or adoption.

5. Article VIII of the Articles of Incorporation is hereby added and to read as follows:

The corporation assumes the liability for all acts or omissions of a volunteer director, volunteer officer, or other volunteer occurring on or after the date of these Articles, if the following conditions are met:

- (i) The volunteer was acting or reasonably believed he or she was acting within the scope of his or her authority on behalf of the Association.
- (ii) The volunteer was acting in good faith.
- (iii) The volunteer's conduct did not amount to gross negligence or willful and wanton misconduct.
- (iv) The volunteers conduct was not an intentional tort.
- (v) The volunteer's conduct was not a tort arising out of the ownership, maintenance, or use of a motor vehicle for which tort liability may be imposed as provided in section 3135 of the insurance code of 1956, Act No. 218 of the Public Acts of 1956, being section 500.3135 of the Michigan Compiled Laws.

6. Article IX of the Articles of Incorporation is hereby added and to read as follows:

The Corporation shall indemnify a person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, and whether formal or informal, by reason of the fact that the person is or was a director or officer of the Corporation, or is or was serving at the request of the Corporation as a director, officer, partner, or trustee of another corporation, partnership, joint venture, trust, or other enterprise, whether for profit or not, against expenses, including attorneys' fees, judgments, fines, penalties, or amounts paid in settlement actually and reasonably incurred by the person in connection with the action, suit, or proceeding if the person acted in good faith and in a manner the person reasonably believed to be in or not opposed to the best interests of the Corporation, and with respect to any criminal action or proceeding, if the person had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or plea of nolo contendere or its equivalent, will not, of itself, create a presumption that the person did not act in good faith and in a manner which the person reasonably believed to be in or not opposed to the best interest of the Corporation, or, with respect to any criminal action or proceeding, had reasonable cause to believe that the conduct was unlawful.

BCS/CD-615 (Rev. 12/03)

COMPLETE ONLY ONE OF THE FOLLOWING:

4. (For amendments adopted by unanimous consent of Incorporators before the first meeting of the board of directors or trustees.)

The foregoing amendment to the Articles of Incorporation was duly adopted on the _____ day of _____, _____, in accordance with the provisions of the Act by the unanimous consent of the Incorporator(s) before the first meeting of the Board of Directors or Trustees.

Signed this _____ day of _____

_____ (Signature)	_____ (Signature)
_____ (Type or Print Name)	_____ (Type or Print Name)
_____ (Signature)	_____ (Signature)
_____ (Type or Print Name)	_____ (Type or Print Name)

7. (For profit and nonprofit corporations whose Articles state the corporation is organized on a stock or on a membership basis.)

The foregoing amendment to the Articles of Incorporation was duly adopted on the _____ 9th _____ day of _____ September _____, 2005, by the shareholders if a profit corporation, or by the shareholders or members if a nonprofit corporation (check one of the following)

- at a meeting the necessary votes were cast in favor of the amendment.
- by written consent of the shareholders or members having not less than the minimum number of votes required by statute in accordance with Section 407(1) and (2) of the Act if a nonprofit corporation, or Section 407(1) of the Act if a profit corporation. Written notice to shareholders or members who have not consented in writing has been given. (Note: Written consent by less than all of the shareholders or members is permitted only if such provision appears in the Articles of Incorporation.)
- by written consent of all the shareholders or members entitled to vote in accordance with section 407(3) of the Act if a nonprofit corporation, or Section 407(2) of the Act if a profit corporation.
- by consents given by electronic transmission in accordance with Section 407(3) if a profit corporation.
- by the board of a profit corporation pursuant to section 611(2).

Profit Corporations and Professional Service Corporations

Signed this _____ day of _____

By _____
(Signature of an authorized officer or agent)

(Type or Print Name)

Nonprofit Corporations

Signed this 9th day of Sept, 2005

By Susan Stepanek
(Signature President, Vice-President, Chairperson or Vice-Chairperson)
President

Susan Stepanek
(Type or Print Name)

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This Is to Certify that the CERTIFICATE OF AMENDMENT - CORPORATION

for

PINEBROOK ESTATES CONDOMINIUM ASSOCIATION, INC.

ID NUMBER: 734276

received by facsimile transmission on February 6, 2014 is hereby endorsed.

Filed on February 6, 2014 by the Administrator.

This 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 6th day of February, 2014.

**Alan J. Schefke, Director
Corporations, Securities & Commercial Licensing Bureau**

Sent by Facsimile Transmission

BCS/CD-515 (Rev. 3/07)

**MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH
BUREAU OF COMMERCIAL SERVICES**

Date Received	(FOR BUREAU USE ONLY)
This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.	

Name		
Mark F. Makower		
Address		
30140 Orchard Lake Road		
City	State	Zip Code
Farmington Hills	MI	48334

EFFECTIVE DATE:

Document will be returned to the name and address you enter above.
if left blank document will be mailed to the registered office.

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION
For use by Domestic Profit and Nonprofit Corporations
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 284, Public Acts of 1972 (profit corporations), or Act 162, Public Acts of 1982 (nonprofit corporations), the undersigned corporation executes the following Certificate:

1. The present name of the corporation is:	Pinebrook Estates Condominium Association, Inc.
2. The identification number assigned by the Bureau is:	734-276

3. _____ New Article X are added is follows: SEE ATTACHED ADDENDUM.
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6. Nonprofit corporation only: Member, shareholder, or board approval

The foregoing amendment to the Articles of Incorporation was duly adopted on the 3 day of

February, 2014 by the (check one of the following)

Member or shareholder approval for nonprofit corporations organized on a membership or share basis

- members or shareholders at a meeting in accordance with Section 611(2) of the Act.
- written consent of the members or shareholders having not less than the minimum number of votes required by statute in accordance with Section 407(1) and (2) of the Act. Written notice to members or shareholders who have not consented in writing has been given. (Note: Written consent by less than all of the members or shareholders is permitted only if such provision appears in the Articles of Incorporation.)
- written consent of all the members or shareholders entitled to vote in accordance with section 407(3) of the Act.

Directors (Only if the Articles state that the corporation is organized on a directorship basis)

- directors at a meeting in accordance with Section 611(2) of the Act.
- written consent of all directors pursuant to Section 525 of the Act.

Nonprofit Corporations

Signed this 3 day of February, 2014

By *Phillip L. Bradt*
(Signature of President, Vice-President, Chairperson or Vice-Chairperson)

Phillip L. Bradt President
(Type or Print Name) (Type or Print Title)

Cathy L Evans

CATHY L EVANS, Notary Public
State of Michigan, County of Kent
My Commission Expires 03/05/2019
Acting in the County of Ottawa

Article X**Amendment**

These Articles may be amended by the affirmative vote of a majority of the members of the Association entitled to vote.