

to complete the installation of any approved improvements or modifications by a date certain. Any modifications or alterations that a Co-owner performs pursuant to this Section shall, if applicable, be performed by licensed and insured contractors and in accordance with all applicable governmental regulations and ordinances, including the requirement that proper permits be applied for and issued by appropriate governmental agencies.

B. Improvements or Modifications to Facilitate Access to or Movement within a Unit. The provisions contained in subsection A are subject to the applicable Condominium Act provisions governing improvements or modifications if the purpose of the improvement or modification is to facilitate access to or movement within the Unit for persons with disabilities under the circumstances provided for in the Condominium Act at MCL 559.147a, as may be amended from time to time.

C. Sound Conditioning. A Co-owner shall not damage, attach anything to, or alter walls between Units to compromise sound conditioning.

D. Installation of Antennas/Satellite Dishes. The installation of antennas, direct broadcast satellites and other technologies regulated by the Federal Communications Commission shall be in accordance with the Association's rules and regulations, which shall be construed so as not to violate applicable FCC regulations.

Section 4. Conduct on the Condominium. No harmful, improper or unlawful activity, including without limitation speeding or other vehicular infractions, shall be engaged in on or upon the Common Elements or any Unit, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners, nor shall any unreasonably noisy activity be carried upon the Common Elements or any Unit. There shall not be maintained any device or thing of any sort whose normal activities or existence is in any way harmful, noisy, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the reasonable enjoyment of other Units. No Co-owner shall do or permit anything to be done or keep or permit to be kept on their Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without the Board's written approval and each Co-owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition. All applicable municipal codes and ordinances must be followed.

Section 5. Animals within the Condominium.

A. Number and Type. No more than 2 household pets shall be kept, maintained or allowed within any Unit. As used in this Section, "household pets" means dogs and cats. The term "animal" or "household pet" shall not include small animals, fish or birds that are constantly caged or in a tank. Reptiles and exotic pets (i.e., rare or unusual animals or animals generally thought of as wild and not typically kept as a household pet) are prohibited.

B. Restrictions Applicable to Animals; Responsibilities of Co-owners.

(1) The Board of Directors may require that Co-owners register their animals with the Association before the animal may be maintained on or within the Condominium.

- (2) No animal may be kept or bred for any commercial purpose.
- (3) No animal may be permitted to be housed outside of a Unit, in a pen or otherwise, nor shall animals be tied or restrained unattended outside or be allowed to be loose upon the Common Elements. All animals shall be leashed when outdoors with the leash being held and controlled by a responsible person and otherwise in accordance with any Township of Orion Ordinances that may apply.
- (4) Each Co-owner shall be responsible for the immediate collection and disposition of all fecal matter deposited by any animal maintained by the Co-owner or their occupants, anywhere in the Condominium.
- (5) Any animal permitted to be kept in the Condominium shall have such care and restraint as not to be obnoxious because of noise, odor or unsanitary conditions. No savage or dangerous animal of any type shall be kept on the Condominium. No animal that creates noise and can be heard on any frequent or continuing basis shall be kept in any Unit or on the Common Elements.
- (6) Any Co-owner who causes or permits any animal to be brought, maintained or kept on the Condominium shall indemnify and hold harmless the Association for any loss, damage or liability, including attorneys' fees and costs, that the Association may sustain because of the presence of the animal on the Condominium, whether the animal is permitted or not. The Association may assess and collect from the responsible Co-owner all losses and damages in the manner provided in Article II of these Amended and Restated Bylaws.
- (7) The Association may charge Co-owners maintaining animals a reasonable additional assessment to be collected in the manner provided in Article II if the Board determines the assessment necessary to defray the maintenance costs to the Association of accommodating animals within the Condominium.
- (8) All animals kept in accordance with this Section shall be licensed by the municipal agency having jurisdiction, and proof of the animal's shots shall be provided to the Association upon request.

C. Association Remedies. The Association may, after notice and hearing and without liability, remove or cause to be removed any animal from the Condominium that the Board determines to be in violation of the restrictions imposed by this Section or by any applicable Association rules and regulations. The Board may adopt additional rules and regulations with respect to animals.

Section 6. Use of Common Elements.

A. Storage; Handling of Refuse. Co-owners and other users of the Condominium shall not use the Common Elements for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in the Condominium Documents. Trash receptacles shall be maintained in Board-designated areas and shall not be permitted to remain elsewhere on the Common Elements except for short periods of time as may be reasonably necessary to permit periodic collection of trash. Trash shall be stored and handled in accordance with all applicable Association rules and regulations and Township of Orion ordinances and Co-owners shall be responsible for the collection and proper disposal

of trash (or the Association's costs collecting and disposing of the trash) dispersed about the Common Elements, regardless of the reason.

B. Garage Doors. Garage doors shall always be kept closed except when gaining access to the garage or while performing reasonable activities inside the garage or outside the Unit.

C. Unightly Conditions. No unsightly condition shall be maintained on or in any porch or privacy area, and only furniture and equipment consistent with ordinary porch or privacy area use shall be permitted to remain on these areas. In general, no activity shall be carried on nor condition maintained that detracts from or is detrimental to the Condominium's appearance.

D. General. The Common Elements and Units shall only be used for purposes for which they are reasonably and obviously intended. All municipal ordinances pertaining to the use of the Common Elements must be followed.

Section 7. Obstruction of and Storage on Common Elements. Except as otherwise expressly permitted in the Condominium Documents, the Common Elements, including, without limitation, roads and sidewalks, shall not be obstructed in any way. Except as otherwise expressly permitted in the Condominium Documents, no bicycles, toys, strollers, sports equipment or other personal property may be left unattended on the Common Elements; provided, however, that furniture and equipment consistent with ordinary porch or privacy area use may be placed on these areas.

Section 8. Vehicles upon the Condominium.

A. Permitted Vehicles in General. Except as otherwise provided in this Section or in the Association's rules and regulations, only currently licensed automobiles, motorcycles (if not objectionable due to excessive noise or irresponsible operation), non-commercial pickup trucks, SUVs, and passenger vans, which are used as an occupant's primary means of transportation and not for any commercial purposes and which do not exceed 19 feet in overall length, may be parked in the Condominium. Unless parked fully in a Unit garage with the door closed or except as otherwise provided in this Section, no house trailers, commercial vehicles (as defined in subsection C below), boat trailers, watercraft, boats, motor homes, camping vehicles, camping trailers, trailers, snowmobiles, snowmobile trailers, recreational vehicles, off-road vehicles or all-terrain vehicles shall be parked or stored in the Condominium.

B. Temporary Presence. The Board of Directors has the discretion to issue rules and regulations permitting the temporary presence of recreational/leisure vehicles within the Condominium for purposes such as loading and unloading. The Association shall not be responsible for any damages, costs, or other liability arising from any failure to approve the parking of or to designate a parking area for such vehicles.

C. Commercial Vehicles. Commercial vehicles shall not be parked in or about the Condominium (except as above provided) unless parked in an area specifically designated for such vehicles or trucks by the Board, or while making deliveries or pickups in the normal course of business. For purposes of this Section, commercial vehicles shall include vehicles or trucks with a curb weight of more than 12,000 pounds, overall length in excess of 19 feet, or with more than two axles, vehicles with

commercial license plates, vehicles with any commercial markings or advertising appearing on the exterior, vehicles not designed or intended for personal transportation, or any vehicle either modified or equipped with attachments, equipment or implements of a commercial trade, including, but not limited to, ladder or material racks, snow blades, tanks, spreaders, storage bins or containers, vises, commercial towing equipment or similar items. For purposes of this Section, passenger vans, SUVs and pickup trucks, used for primary transportation and not for commercial purposes shall not be considered commercial vehicles provided they do not meet the definition of a commercial vehicle contained in this Section. The Association shall not be responsible for any damages, costs, or other liability arising from any failure to approve the parking of such vehicles or to designate an area for parking such vehicles.

D. Standing Vehicles, Repairs. Nonoperational vehicles or vehicles with expired license plates shall not be parked on the Condominium, other than inside a Co-owner's garage, without the Board's written approval. Nonemergency maintenance or repair of vehicles is not permitted on the Condominium without the Board's written approval.

E. Parking Restrictions. Except as the Board otherwise approves in writing or as otherwise set forth in any Association rules and regulations all Unit occupants must park their permitted vehicles first in the Unit's garage and shall park any additional permitted vehicles, along with those permitted vehicles of overnight guests, on the Limited Common Element drive appurtenant the Unit (the "overflow parking area"). All garages must be utilized to allow parking of the maximum number of vehicles in the garage that the garage was designed to permit. No person shall park a vehicle in violation of the Association's rules and regulations, in designated fire lanes or in a manner that obstructs another Unit occupant's access to their garage. The Board of Directors may require that Unit occupants register their vehicles with the Association before the vehicle may be maintained on or within the Condominium.

F. Association Rights. Subject to Section 252k or Section 252l of the Michigan Vehicle Code (MCL §257.252k and MCL §257.252l), the Board may cause vehicles parked or stored in violation of this Section, or of any applicable Association rules and regulations, to be stickered and towed from the Condominium, and the cost of the removal may be assessed to, and collected from, the Co-owner responsible for the presence of the vehicle in the manner provided in Article II of these Amended and Restated Bylaws. The Co-owner shall be responsible for costs incurred in having a towing company respond, even if the vehicle is moved and properly parked before the towing contractor arrives at the Condominium. The Board may establish rules and regulations governing the parking and use of vehicles in the Condominium.

Section 9. Prohibition of Certain Items upon the Condominium. Except as otherwise set forth in the Association's rules and regulations as are published from time to time or as otherwise approved by the Board in writing, no Co-owner shall use, or permit any occupant, agent, employee, invitee, guest or family member to use any drones, firearms, air rifles, pellet guns, BB guns, bows and arrows, fireworks, slingshots or other similar projectiles or devices anywhere on the Condominium, nor shall any Co-owner use or permit to be brought onto the Condominium any unusually volatile liquids or materials deemed to be hazardous to life, limb, or property.

Section 10. Signs. Except for a U.S. flag no larger than 3' x 5' that is located in a Board-approved area, no flags, notices, advertisements, pennants or signs, including "for sale" and "open

house" signs, shall be displayed which are visible from the exterior of a Unit without the Board's written permission, unless in conformance with the Association's rules and regulations.

Section 11. Rules and Regulations Consistent with Condominium Act. The Board may make and amend from time-to-time reasonable rules and regulations consistent with the Condominium Act, the Amended and Restated Master Deed, and these Bylaws, concerning the use of the Common Elements or the rights and responsibilities of the Co-owners and the Association with respect to the Condominium or the manner of the Association's or Condominium's operation. The Association shall furnish to all Co-owners all regulations and any amendments to the regulations, which shall become effective as stated in the regulation. Any regulation or amendment may be revoked at any time by the affirmative vote of more than fifty percent (50%) of all Co-owners in good standing.

Section 12. Association Access to Units and Common Elements. The Association or its authorized agents shall have access to each Unit and all Common Elements from time to time, during reasonable working hours, upon notice to the Co-owner, as may be necessary for the inspection, maintenance, repair or replacement of any of the Common Elements. The Association or its agents shall also have access to each Unit and the Common Elements without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit. Each Co-owner shall provide the Association means of access to their Unit and any Common Elements during all periods of absence and if the Co-owner fails to provide means of access, the Association may gain access in any manner as may be reasonable under the circumstances, including removing any obstructions or materials that restrict access, and shall not be liable to the Co-owner for any damage to their Unit or any Common Elements caused in gaining access, or for repairing, replacing or reinstalling any removed obstructions or materials in gaining access. No Co-owner shall in any way restrict access to any plumbing, water line, water line valves, water meters, sump pump, sprinkler system valves or any other element that must be accessible to service the Common Elements or any element which affects an Association responsibility in any way. Should access to any facilities of any sort be required, the Association may remove any coverings or attachments of any nature that restrict access and will have no responsibility for repairing, replacing or reinstalling any materials, whether or not installation has been approved in accordance with the Condominium Documents, that are damaged in the course of gaining access, nor shall the Association be responsible for monetary damages of any sort arising out of actions taken to gain necessary access.

Section 13. Landscaping and Decoration of Common Elements. No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials, including but not limited to statuary, bird feeders, exterior lighting, rocks or boulders, fencing, holiday decorations or other decorative items upon the General or Limited Common Elements unless in conformance with the Association's rules and regulations on landscaping and decorations as are published from time to time or is otherwise approved by the Board in writing. Any Co-owner-installed landscaping shall be the Co-owner's responsibility to maintain unless the Board specifies otherwise in writing. If the Co-owner fails to adequately maintain the landscaping to the Board's satisfaction, the Association has the right to remove the landscaping and/or perform the maintenance, with the costs of any removal or maintenance being (a) assessed to the Co-owner and against the Co-owner's Unit, (b) secured by the lien on the Co-owner's Unit, (c) immediately be due and payable, and (d) collected in the manner provided in Article II of these Bylaws. The Co-owner shall also be liable for any damages to the Common Elements arising from the performance, planting or continued maintenance of the landscaping.

Section 14. Co-owner Maintenance of Unit and Common Elements.

A. Maintain in Good, Safe, Clean and Sanitary Condition. Each Co-owner shall maintain their Unit and any Common Elements for which they have maintenance responsibility in a good, safe, clean and sanitary condition. All Units must have operational smoke detectors and carbon monoxide detectors installed. Thermostats serving any Unit shall be maintained at not lower than sixty (60) degrees Fahrenheit and Co-owners shall implement reasonable precautionary maintenance and winterization measures with respect to any vacant Unit, including winterizing exterior water spigots and arranging for regular inspections during the times when the Unit is vacant, as the Board of Directors from time to time may require.

B. Damage. Each Co-owner shall use due care to avoid damaging any of the Common Elements, including, but not limited to, the telephone, water, gas, plumbing, electrical, cable TV or other utility conduits and systems and any other Common Elements in any Unit which serve or which may affect any other Unit. Each Co-owner shall be responsible for damages or costs to the Association resulting from damage to or misuse of the Co-owner's Unit or any of the Common Elements by them, or their family, guests, agents or invitees, or by casualties and occurrences, whether or not resulting from Co-owner negligence, involving items or Common Elements that are the Co-owner's responsibility to maintain, repair and replace, unless the damages or costs are covered by primary insurance carried by the Association, in which case there shall be no responsibility unless reimbursement to the Association is excluded by virtue of a deductible provision, in which case the responsible Co-owner shall bear the expense to the extent of the deductible amount. Each Co-owner shall indemnify the Association against all damages and costs, and any damages or costs to the Association, including actual attorneys' fees, may be assessed to the Co-owner and against the Co-owner's Unit, and shall be (1) secured by the lien on the Co-owner's Unit, (2) immediately be due and payable, and (3) collected in the manner provided in Article II of these Bylaws.

C. Reporting. Co-owners have the responsibility to report to the Association any Common Element which has been damaged or which is otherwise in need of maintenance, repair or replacement as soon as it is discovered.

Section 15. Application of Restrictions to the Association. None of the restrictions contained in this Article VI or elsewhere in the Condominium Documents shall apply to the Association's activities in furtherance of its powers and purposes set forth in the Condominium Documents or the Condominium Act.

Section 16. Cost of Enforcing Documents. All costs, damages, fines, expenses and actual attorneys' fees incurred or levied by the Association in enforcing the Condominium Documents against a Co-owner or their licensees or invitees, including without limitation the restrictions set forth in this Article VI, may be assessed to, secured by the lien on the Unit and collected from the responsible Co-owner or Co-owners in the manner provided in Article II of these Bylaws. This includes actual costs and legal fees incurred by the Association in investigating and seeking legal advice concerning violations and actual costs and legal fees incurred in court proceedings and responding to and defending actions in small claims court, or any other court of competent jurisdiction.

Section 17. Approvals Revocable. Any approval granted by the Board is in the nature of a license. If a Co-owner is not in compliance with the conditions of any Board approval, the Board may revoke the approval upon thirty (30) days written notice.

ARTICLE VII MORTGAGES

Section 1. Notification of Mortgage. Any Co-owner who mortgages their Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain the information in a book entitled "Mortgages of Units."

Section 2. Notification to Mortgagee of Insurance Company. Upon written request submitted to the Association, the Association shall notify a mortgagee appearing in the Mortgages of Units book of the name of each company insuring the Common Elements against fire and perils covered by extended coverage, and vandalism and malicious mischief and the amounts of coverage.

Section 3. Notification to Mortgagees and Guarantors. Upon written request submitted to the Association, any institutional holder of any mortgage or any guarantors of the mortgage covering any Unit is entitled to receive timely written notice of (i) any proposed action that requires the consent of a specified percentage of mortgagees, whether contained in the Amended and Restated Master Deed or these Bylaws, (ii) any delinquency in the payment of assessments or other charges by a Co-owner that is not cured within sixty (60) days, and (iii) any lapse, cancellation or material modification of any insurance policy maintained by the Association.

ARTICLE VIII MEMBERSHIP AND VOTING

Section 1. Association Membership. Each Co-owner is a member of the Association and no other person is entitled to membership.

Section 2. Voting.

A. **Voting Rights.** Except as limited in these Bylaws, each Co-owner is entitled to one vote for each Unit owned, provided the Co-owner is in good standing. Voting shall be by number. In the case of any Unit owned by more than one Co-owner, the voting rights associated with that Unit may be exercised only as a single vote. The vote of each Co-owner may be cast only by the individual representative designated by the Co-owner in the notice required in subsection C below or by a proxy given by the individual representative.

B. **Evidence of Ownership for Voting Purposes.** No Co-owner is entitled to vote at any Association meeting until they have presented evidence of ownership of a Unit to the Association by way of a recorded Deed, recorded Land Contract or recorded Memorandum of Land Contract.

C. **Designation of Voting Representative.** Each Co-owner shall file a written notice with the Association designating the individual representative who shall vote at Association meetings and receive all Association meeting notices on behalf of the Co-owner. The notice shall state the name and address

of the individual representative designated, the number or numbers of the Unit or Units owned by the Co-owner, and the name and address of each person that is the Co-owner. The Co-owner shall sign and date the notice. The Co-owner may change the individual representative designated at any time by filing a new notice in the manner provided in this subsection. At any Association meeting or where action is taken without a meeting in accordance with these Amended and Restated Bylaws, the chairperson of the meeting or the Board may waive the filing of the written notice as a prerequisite to voting.

D. Voting Method. Votes may be cast in person, by proxy, in writing signed by the designated voting representative, or by any other means allowed by the voting procedures adopted by the Board of Directors for a given vote. The Board of Directors may permit the casting of votes by mail, personal delivery, electronic transmission, or by other Board-approved means. Any proxies, written votes or ballots or other votes cast by permitted means must be filed with the Association's Secretary or the Association's management agent at or before the appointed time of the Association meeting or voting deadline if no meeting is held. Cumulative voting is not permitted.

E. Majority. Unless otherwise provided, any action that could be authorized at an Association meeting or by written vote or ballot shall be authorized if the action receives the affirmative vote of a simple majority of the votes or ballots cast by those Co-owners in good standing.

Section 3. Action without Meeting. Any action that may be taken at an Association meeting (except for electing or removing Directors) may be taken without a meeting by written vote or ballot of the Co-owners. Written votes or ballots shall be solicited in the same manner as provided in these Bylaws for the giving of notice of Association meetings. All solicitations shall specify: (1) the proposed action; (2) that the Co-owner can vote for or against any proposed action; (3) the percentage of approvals necessary to approve the action; and (4) the time by which written votes or ballots must be received to be counted. Approval by written vote or ballot shall be constituted by receipt, within the time specified in the written vote or ballot, of a number of approvals that equals or exceeds the number of votes that would be required for approval if the action were taken at a meeting. Only the Board of Directors may initiate an action under this Section.

ARTICLE IX MEETINGS

Section 1. Place of Meetings. Association meetings shall be held at any suitable place convenient to the Co-owners as the Board may designate. Association meetings shall be guided by Roberts Rules of Order or some other generally recognized manual of parliamentary procedure when not otherwise in conflict with the Articles of Incorporation, the Amended and Restated Master Deed or the laws of the State of Michigan. Co-owners must be in good standing to speak at Association meetings or to address the Board or Co-owners at any Association meetings. Any person in violation of this provision or the rules of order governing the meeting may be removed from the meeting, without any liability to the Association or its Board of Directors.

Section 2. Quorum. The presence in person or by proxy of 25% of the Co-owners in good standing constitutes a quorum for holding an Association meeting. The written vote or ballot of any person furnished at or prior to any Association meeting at which meeting the person is not otherwise present in person or by proxy, or by the date as is established for voting in cases where no meeting is

held, shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast. Any Co-owner who participates by remote communication in an Association meeting, as provided in Article IX, Section 6 below, shall also be counted in determining the necessary quorum.

Section 3. Annual Meetings. The Association shall hold its annual meeting in the month of September each succeeding year at a date, time and place as the Board of Directors determines. The Board may change the date of the annual meeting in any given year, provided that at least one meeting is held in each calendar year. At the annual meeting, there shall be elected by ballot or acclamation of the Co-owners a Board of Directors in accordance with the requirements of Article X of these Bylaws. The Co-owners may also transact at annual meetings any other Association business as may properly come before them.

Section 4. Special Meetings. The President shall call a special meeting of the Co-owners as directed by Board resolution. The President shall also call a special meeting upon a petition presented to the Association's Secretary that is signed by one third (1/3rd) of those Co-owners in good standing. Notice of any special meeting shall state the time, place and purpose of the meeting. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. Notice of Meetings. The Secretary or other Board authorized person shall serve each Co-owner a notice of each annual or special meeting, stating the purpose as well as the time and place where it is to be held, at least ten (10) days, but not more than sixty (60) days, prior to the meeting. Notice of Association meetings shall be mailed to the representative of each Co-owner at the address shown in the notice required to be filed with the Association pursuant to Article VIII, Section 2C of these Bylaws or to the address of the Co-owner's Unit or, in lieu of the foregoing, notice may be given by electronic transmission, or notice may be hand delivered to a Unit if the Unit address is designated as the voting representative's address or the Co-owner is a resident of the Unit. Any Co-owner may, by written waiver of notice signed by the Co-owner, waive the notice, and the waiver when filed in the Association's records shall be deemed due notice.

Section 6. Remote Communication Attendance; Remote Communication Meetings. Co-owners may participate in Association meetings by a conference telephone or by other means of remote communication through which all persons participating in the meeting may hear each other, if the Board determines to permit the participation and (a) the means of remote communication permitted are included in the notice of the meeting or (b) if notice is waived or not required. All participants shall be advised of the means of remote communication in use and the names of the participants in the meeting shall be disclosed to all participants. Co-owners participating in a meeting by means of remote communication are considered present in person and may vote at the meeting if all of the following are met: (a) the Association implements reasonable measures to verify that each person considered present and permitted to vote at the meeting by means of remote communication is a Co-owner or proxy holder; (b) the Association implements reasonable measures to provide each Co-owner and proxy holder a reasonable opportunity to participate in the meeting and to vote on matters submitted to the Co-owners, including an opportunity to read or hear the proceedings of the meeting substantially concurrently with the proceedings; and (c) if any Co-owner or proxy holder votes or takes other action at the meeting by means of remote communication, the Association maintains a record of the vote or other action. A Co-owner may be present and vote at an adjourned Association meeting by means of remote communication if they were permitted to be present and vote by the means of remote communication in the original

meetings notice given. The Board may hold an Association meeting conducted solely by means of remote communication.

Section 7. Adjournment for Lack of Quorum. If any meeting of Co-owners cannot be held because a quorum is not in attendance, the Co-owners who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called. The quorum for each subsequent meeting shall be reduced by one-half from the quorum requirement of the previously scheduled meeting.

Section 8. Minutes. The Association shall keep minutes or a similar record of the proceedings of all Association meetings and, when signed by the President or Secretary, shall be presumed truthfully to evidence the matters set forth in the minutes. A recitation in the minutes of any meeting that notice of the meeting was properly given shall be prima facie evidence that the notice was given.

ARTICLE X BOARD OF DIRECTORS

Section 1. Qualification and Number of Directors. The Board of Directors shall govern the Association's affairs. The Board shall consist of five (5) members. All Directors must be Co-owners, trustees of trusts owning Units or officers, directors, members or employees of business entities owning Units. No two Co-owners of the same Unit may serve on the Board of Directors at the same time. Any Director who is delinquent in any financial obligation owed to the Association, including late fees, shall pay in full the amount due within sixty (60) days of the delinquency. During the period of delinquency, the Director is not permitted to vote on any delinquency matter, including any delinquency matter pertaining to that Director. If the Director does not comply within the delinquency cure period, and notwithstanding Section 6 below, the Director shall be deemed to have automatically resigned from the Board and the vacancy shall be filled in accordance with Section 5 below. Directors shall serve without compensation.

Section 2. Term of Directors. The respective terms of office for the Directors have been staggered based on election procedures previously adopted by the Association. In each year, either three or two Directors shall be elected for two (2) year terms depending on how many directorships expire that year. All Directors shall hold office until their successors have been elected and hold their first meeting.

Section 3. Powers and Duties. The Board of Directors has all powers and duties necessary for the administration of the Association's affairs and may do all acts and things as are not prohibited by the Condominium Documents or required to be exercised and done by the Co-owners. In addition to the foregoing general powers and duties imposed by these Bylaws, or any further powers and duties which may be imposed by law or the Articles of Incorporation, the Board of Directors has the following powers and duties:

A. **Management and Administration.** To manage and administer the affairs of and maintenance of the Condominium and the Common Elements, all to the extent set forth in the Condominium Documents.

B. Collecting Assessments. To collect assessments from the Co-owners and to use the proceeds for the Association's purposes.

C. Insurance. To carry insurance and collect and allocate the proceeds in the manner set forth in Article IV.

D. Rebuild Improvements. To rebuild improvements after casualty in the manner set forth in Article V.

E. Contract and Employ Persons. To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the Condominium.

F. Real or Personal Property. To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any Unit and any easements, rights-of-way and licenses) on the Association's behalf in furtherance of any Association purposes.

G. Borrow Money. To borrow money and issue evidence of indebtedness in furtherance of any and all of the purposes of the Association's business, and to secure the same by mortgage, pledge, or other lien on property owned by the Association; provided, however, that any such action shall also be approved by affirmative vote of more than 60% of all Co-owners in good standing.

H. Assign Right to Future Income. To assign its right to future income, including the right to receive Co-owner assessment payments.

I. Rules and Regulations. To make rules and regulations in accordance with Article VI, Section 11 of these Bylaws.

J. Committees. To establish committees as it deems necessary, convenient or desirable and to appoint persons to the committees for implementing the administration of the Condominium and to delegate to the committees, or any specific Association Officers or Directors, any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.

K. Enforce Documents. To enforce the Condominium Documents.

L. Administrator. To do anything required of or permitted to the Association as administrator of the Condominium under the Condominium Documents.

M. General. In general, to enter any kind of activity, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, repair, replacement and operation of the Condominium and the Association.

Section 4. Professional Management. The Board of Directors may employ for the Association a professional management agent at reasonable compensation established by the Board to perform those duties and services as the Board shall authorize, including, but not limited to, the duties listed in this Article. The Board may delegate to the management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Co-owners. The Board shall not be authorized to enter into any contract with a professional management agent in which the maximum term is greater than three (3) years, or which is not terminable by the Association upon ninety (90) days' written notice to the other party.

Section 5. Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by Co-owner vote shall be filled by majority vote of the remaining Directors even though they may constitute less than a quorum. Each person so appointed shall be a Director until a successor is elected at the Association's next annual meeting.

Section 6. Removal of Directors. At any annual or special Association meeting duly called and held, any one or more of the Directors may be removed with or without cause by the affirmative vote of more than 50% of all Co-owners in good standing, and a successor may then and there be elected to fill the vacancy created, with the successor Director serving until the end of the term of the Director who they replaced. The quorum requirement for filling any vacancy shall be the normal 25% of the Co-owners in good standing. Any Director whose removal has been proposed by the Co-owners shall have an opportunity to be heard at the meeting.

Section 7. First Meeting of New Board. The first meeting of a newly elected Board shall be held within ten (10) days of election at a place and time as shall be fixed by the Directors at the meeting at which the Directors were elected. No notice shall be necessary to the newly elected Directors to legally constitute such meeting, provided a majority of the entire Board is present at such a meeting.

Section 8. Regular Meetings. Regular Board of Directors meetings may be held at times and places as shall be determined from time-to-time by a majority of the Directors. At least two (2) meetings shall be held during each fiscal year. Notice of regular Board meetings shall be given to each Director personally, or by mail, telephone or electronic transmission at least ten (10) days prior to the date of the meeting, unless waived by the Director.

Section 9. Special Meetings. Special meetings of the Board of Directors may be called by the president upon three (3) days' notice to each Director. Notice of special Board meetings shall be given to each Director personally, or by mail, telephone or electronic transmission. The notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the president, secretary or other appropriate officer in like manner and on like notice on the written request of two Directors.

Section 10. Quorum and Voting. The presence of a majority of the Directors then in office at a meeting constitutes a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which there is a quorum shall be the acts of the Board of Directors. A Director will be considered present and may vote on matters before the Board by remote communication, electronically or by any other method giving the remainder of the Board sufficient notice of the absent Director's vote and position on any given matter. If at any Board meeting there is less than a quorum

present, the majority of those present may adjourn the meeting. At any such adjourned meeting where quorum is present, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

Section 11. Action without Meeting. Any action permitted to be taken by the Board of Directors at a meeting of the Board shall be valid in the absence of a meeting if consented to in writing, including by electronic transmission, by a majority of the Board of Directors; provided, that all Board members must first be provided with at least three (3) days prior notice personally, by mail, telephone or electronic transmission, of the proposed action before any action is approved. Further, the presiding Association officer, in exceptional cases requiring immediate action, may poll all Directors by phone for a vote, and provided the action is consented to by the requisite number of Directors, the vote constitutes valid action by the Board. The results of any vote along with the issue voted upon pursuant to this Section shall be noted in the minutes of the next Board meeting to take place.

Section 12. Closing of Board of Director Meetings to Members; Privileged Minutes. The Board of Directors, in its discretion, may close a portion or all of any meeting of the Board of Directors to the Co-owners or may permit Co-owners to attend a portion or all of any meeting of the Board of Directors. Any Co-owner has the right to inspect, and make copies of, the minutes of Board meetings; provided, however, and subject to any Association rules and regulations, that no Co-owner is entitled to review or copy any Board meeting minutes to the extent the minutes reference any matter for which the disclosure would impair the rights of another, any privileged communications between the Board of Directors and counsel for the Association, or any other matter to which a privilege against disclosure pertains under Michigan Statute, common law, the Michigan Rules of Evidence, or the Michigan Court Rules.

Section 13. Remote Communication Participation. Board members may participate in any meeting by means of conference telephone or other means of remote communication through which all persons participating in the meeting can communicate with the other participants. Participation in a meeting by these means constitutes presence in person at the meeting.

Section 14. Fidelity Bond/Crime/Employee Dishonesty Insurance. The Board of Directors shall obtain fidelity bond or equivalent employee dishonesty/crime coverage in the minimum amount of a sum equal to three months aggregate assessments on all Units plus reserve funds on hand. The fidelity bond or equivalent employee dishonesty/crime insurance covering all officers, directors, and employees of the Association and all other persons, including any management agent, handling or responsible for any monies received by or payable to the Association (it being understood that if the management agent or others cannot be added to the Association's coverage, they shall be responsible for obtaining the same type and amount of coverage on their own before handling any Association funds). The premiums for the foregoing shall be expenses of administration.

ARTICLE XI OFFICERS

Section 1. Designation. The principal Association officers are a president, vice president, secretary and treasurer. The Directors may appoint other officers as may be necessary. Any two officers

except that of president and vice president may be held by one person. The President must be a member of the Board of Directors. Officers shall serve without compensation.

Section 2. Appointment. The Board of Directors shall appoint the Association's officers annually and all officers shall hold office at the Board's pleasure.

Section 3. Removal. The Board of Directors may remove any officer either with or without cause, and the successor to the removed officer may be elected at any regular Board meeting or at any special Board meeting called for such purpose.

Section 4. President. The president shall be the Association's chief executive officer and shall preside at all Association and Board meetings. The president has all the general powers and duties which are usually vested in the office of the president of a nonprofit corporation including, but not limited to, the power to appoint committees from among the Co-owners from time to time in the president's reasonable discretion to assist in the conduct of the Association's affairs.

Section 5. Vice President. The vice president shall take the place of the president and perform the president's duties whenever the president is absent or unable to act. If neither the president nor the vice president can act, the Board of Directors shall appoint some other Board member to so do on an interim basis. The vice president also shall perform those other duties as shall from time to time be imposed by the Board of Directors.

Section 6. Secretary. The secretary shall keep the minutes of all Board and Association meetings, be responsible for maintaining a record of the minutes and of any books and other records as the Board of Directors may direct and shall in general perform all duties incident to the office of the secretary. The Board may delegate the duties of the secretary to a management agent.

Section 7. Treasurer. The treasurer is responsible for keeping full and accurate accounts of all receipts and disbursements in the Association's books. The treasurer also shall be responsible for depositing all money and other valuable Association papers, in the name of and to the Association's credit, in depositories the Board may designate from time to time. The Board may delegate the duties of the treasurer to a management agent.

ARTICLE XII FINANCES, BOOKS AND RECORDS

Section 1. Fiscal Year. The Association's fiscal year shall be an annual period commencing on a date as the Board may initially determine. The Board may change the Association's fiscal year commencement date for accounting reasons or other good cause.

Section 2. Banking; Investment of Funds. Association funds shall be deposited in a bank, credit union, or other depository as the Board may designate and shall be withdrawn only upon the check or order of such officers, employees or agents as are designated by Board resolution from time to time. Association funds shall only be held in accounts that are fully insured or backed by the full faith and credit of the United States Government. The Association may only invest in certificates or instruments that are fully insured or backed by the full faith and credit of the United States Government.

Section 3. Co-owner's Share of Funds. A Co-owner cannot assign, pledge, or transfer their share in the Association's funds and assets except as a Unit appurtenance.

Section 4. Association Records and Books; Audit or Review.

A. **Association Records and Books.** The Association shall maintain current copies of the Condominium Documents. The Association shall also keep detailed books of account showing all expenditures and receipts of administration, which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on the Association's behalf and the Co-owners. The Association's books shall be maintained in accordance with Section 57 of the Condominium Act. Subject to any Association rules and regulations, the books, records, contracts, and financial statements concerning the administration and operation of the Condominium shall be open for inspection by the Co-owners and their mortgagees during reasonable working hours and at mutually convenient times. The Association shall prepare and distribute to each Co-owner at least one (1) time a year a financial statement, the contents of which shall be defined by the Board and which may be distributed by electronic transmission, provided that any Co-owner may receive a written financial statement upon written request. Any institutional holder of a first mortgage lien on any Unit is entitled to receive a copy of the annual financial statement within ninety (90) days following the end of the Association's fiscal year if requested in writing.

B. **Audit or Review.** The Association shall have its books, records and financial statements independently audited or reviewed on an annual basis by a certified public accountant, as defined in Section 720 of the occupational code (MCL 339.720); provided, that the Association may opt out of a certified audit or review on an annual basis by an affirmative vote of a majority of the Co-owners in good standing. Any audit or review shall be performed in accordance with the statements on auditing standards or the statements on standards for accounting and review services, respectively, of the American Institute of Certified Public Accountants.

ARTICLE XIII INDEMNIFICATION

Section 1. Indemnification of Directors, Officers and Volunteers. The Association shall indemnify every Director, officer and volunteer of the Association against all expenses and liabilities, including reasonable attorney fees and amounts paid in settlement incurred by or imposed upon the Director, officer or volunteer in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative and whether formal or informal, to which the Director, officer or volunteer may be a party or in which they may become by reason of their being or having been a Director, officer or volunteer of the Association, whether or not they are a Director, officer or volunteer at the time the expenses are incurred, so long as the person acted in good faith and in a manner they reasonably believed to be in or not opposed to the Association's best interests and, with respect to any criminal action or proceeding, had reasonable cause to believe that their conduct was lawful; provided, however, that the Association shall not indemnify any person with respect to any claim, issue, or matter as to which the person has been finally adjudged to be liable for gross negligence or willful and wanton misconduct in the performance of their duty to the Association unless and only to the extent that a court shall determine upon application that, despite the adjudication of liability but in

view of all the circumstances of the case, the person is fairly and reasonably entitled to indemnification for those expenses as the court shall deem proper. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which the Director or officer may be entitled. The Board of Directors shall notify all Co-owners of payment of any indemnification that it has approved at least ten (10) days before payment is made. The indemnification rights of this Article shall be construed to be consistent with those contained in the Association's Articles of Incorporation.

Section 2. Directors' and Officers' Insurance. The Association shall provide liability insurance for every Director and every officer of the Association for the same purposes provided above in Section 1 and in amounts as may reasonably insure against potential liability arising out of the performance of their respective duties. No Director or officer shall collect for the same expense or liability under Section 1 above and under this Section 2; however, to the extent the liability insurance provided to a Director or officer is inadequate to pay any expenses or liabilities otherwise properly indemnifiable under the terms of this Article, a Director or officer shall be reimbursed or indemnified only for the excess amounts under Section 1 above or other applicable statutory indemnification.

ARTICLE XIV COMPLIANCE

Section 1. Compliance with Condominium Documents. The Association and all present or future Co-owners, tenants, future tenants, or any other persons acquiring an interest in or using the Condominium in any manner are subject to and shall comply with the Condominium Act and the Condominium Documents. If the Amended and Restated Master Deed, these Bylaws, or Articles of Incorporation conflict with any Statute, the Statute shall govern. If any provision of these Bylaws conflicts with any provision of the Amended and Restated Master Deed, the Amended and Restated Master Deed shall govern.

Section 2. Amendment. These Bylaws may be amended in accordance with the Condominium Act and Article VIII of the Amended and Restated Master Deed.

Section 3. Definitions. All terms used in these Amended and Restated Bylaws have the same meaning as set forth in the Amended and Restated Master Deed, or in the Condominium Act.

ARTICLE XV REMEDIES

Section 1. Default by a Co-owner. Failure to comply with the Condominium Documents shall be grounds for relief, which may include without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien or any combination of the foregoing, and such relief may be sought by the Association, or, if appropriate, by an aggrieved Co-owner or Co-owners.

Section 2. Costs Recoverable. A Co-owner's, non-Co-owner occupant's or guest's failure to comply with the Condominium Documents shall entitle the Association to recover from such Co-owner or non-Co-owner resident or guest the pre-litigation costs and actual attorneys' fees incurred in obtaining their compliance with the Condominium Documents, including actual costs and legal fees.

incurred by the Association in investigating and seeking legal advice concerning violations and actual costs and legal fees incurred in any court proceedings. In addition, in any proceeding arising because of an alleged default by any Co-owner, or in cases where the Association must defend an action brought by any Co-owner(s) or non-Co-owner residents or guests, including proceedings in the appellate courts, and regardless if the claim is original or brought as a defense, a counterclaim, cross claim or otherwise, the Association, if successful, is entitled to recover from such Co-owner or non-Co-owner resident or guest pre-litigation costs, the costs of the proceeding and actual attorneys' fees (not limited to statutory fees), incurred in defense of any claim or obtaining compliance or relief, but in no event shall any Co-owner be entitled to recover such attorney's fees or costs against the Association. The Association, if successful, shall also be entitled to recoup the costs and attorneys' fees incurred in defending any claim, counterclaim or other matter. All costs and attorneys' fees that the Association is entitled to recover or recoup from any Co-owner or their licensees or invitees under this Section may be assessed to the Co-owner and against the Co-owner's Unit, secured by the lien on the Co-owner's Unit, and collected in the manner provided in Article II of these Bylaws.

Section 3. Association's Right to Abate. The violation of the Condominium Documents shall give the Association or its authorized agents the right, in addition to the rights set forth above, to enter upon the Common Elements or into any Unit where reasonably necessary, and summarily remove and abate, at the expense of the Co-owner in violation, any structure, thing or condition existing or maintained contrary to the Condominium Documents. All costs and actual attorneys' fees incurred or levied by the Association in exercising its removal and abatement powers may be assessed to, secured by the lien on the Unit, and collected from the responsible Co-owner or Co-owners in the manner provided in Article II of these Bylaws. The Association has no liability to any Co-owner arising out of its exercise of its removal and abatement power.

Section 4. Assessment of Fines. The violation of any provision of the Condominium Documents by any Co-owner or their licensees or invitees shall be grounds for assessment by the Association, acting through its Board of Directors, of monetary fines for the violation in accordance with Article XVI of these Bylaws.

Section 5. Failure to Enforce Rights. The failure of the Association or of any Co-owner to enforce any right, provision, covenant or condition that may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any Co-owner to enforce the right, provisions, covenant or condition in the future.

Section 6. Cumulative Rights. All rights, remedies and privileges granted to the Association or any Co-owner or Co-owners pursuant to any terms, provisions, covenants or conditions of the Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising other and additional rights, remedies or privileges as may be available to the party at law or in equity.

Section 7. Rights of Co-owners. A Co-owner may maintain an action against the Association to compel enforcement of the Condominium Documents and may maintain an action for injunctive relief or damages against any other Co-owner for noncompliance with the Condominium Documents. Even if successful, Co-owners may not recover attorneys' fees from the Association, but

may recover fees as may be ordered by a court from another Co-owner if successful in obtaining compliance with the Condominium Documents.

ARTICLE XVI FINES

Section 1. General. The violation by any Co-owner, occupant or guest of any provision of the Condominium Documents including any adopted rules and regulations shall be grounds for assessment by the Association, acting through its Board of Directors, of monetary fines against the involved Co-owner. The Co-owner shall be deemed responsible for the violation whether it occurs as a result of their personal actions or the actions of their family, guests, tenants, or any other person admitted through the Co-owner to the Condominium.

Section 2. Procedures. Prior to imposing any fine, the Board will adhere to the following procedures:

A. **Notice.** Notice of the violation, including the Condominium Document provision violated, together with a description of the factual nature of the alleged violation set forth with reasonable specificity as will place the Co-owner on notice as to the violation, shall be sent by first class mail, electronic transmission, or personal delivery, to the Co-owner at the Unit address or, if designated, the address the Co-owner designates in writing.

B. **Hearing and Decision.** The offending Co-owner shall be provided a scheduled hearing before the Board at which the Co-owner may offer evidence in defense of the alleged violation. Except as determined by the Board, the hearing before the Board shall be at its next scheduled meeting, but in no event shall the Co-owner be required to appear less than 7 days from the date of the notice. Upon appearance by the Co-owner before the Board and presentation of evidence of defense, or if the Co-owner fails to appear at the scheduled hearing, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

Section 3. Fines. Upon violation of the Condominium Documents and upon the decision of the Board as recited above, the following fines may be levied:

FIRST VIOLATION	No fine will be levied unless the Board determines the nature of the violation is such as to be best deterred if a fine is imposed for a first violation
SECOND VIOLATION	\$50.00 Fine
THIRD VIOLATION	\$100.00 Fine
FOURTH VIOLATION AND ALL SUBSEQUENT VIOLATIONS	\$200.00 Fine

The Board of Directors may make changes in fine amounts or adopt alternative fines pursuant to Article VI, Section 11 of these Bylaws and without the necessity of amending these Bylaws. For purposes of this Section, the number of the violation (i.e., first, second, etc.) is determined with respect to the number of times that a Co-owner violates the same provision of the Condominium Documents during the time they are a Co-owner, and is not based upon violations of entirely different provisions. In the case of continuing violations, a new violation will be deemed to occur each successive week during which a violation continues or in intervals as may be set forth in the Association's rules and regulations; however, no hearings other than the first hearing shall be required for successive violations if a violation has been found to exist. Nothing in this Article shall be construed to prevent the Association from pursuing any other remedy under the Condominium Documents or the Condominium Act for the violations, or from combining a fine with any other remedy or requirement to redress any violation.

Section 4. Collection of Fines. The fines levied pursuant to this Article shall be (a) assessed to the Co-owner and against the Co-owner's Unit, (b) secured by the lien on the Co-owner's Unit, (c) immediately be due and payable, and (d) collected in the manner provided in Article II and Article XV of these Bylaws.

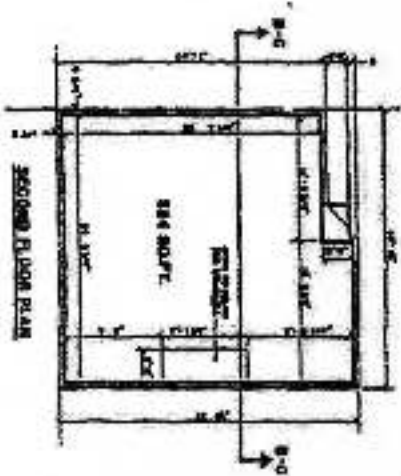
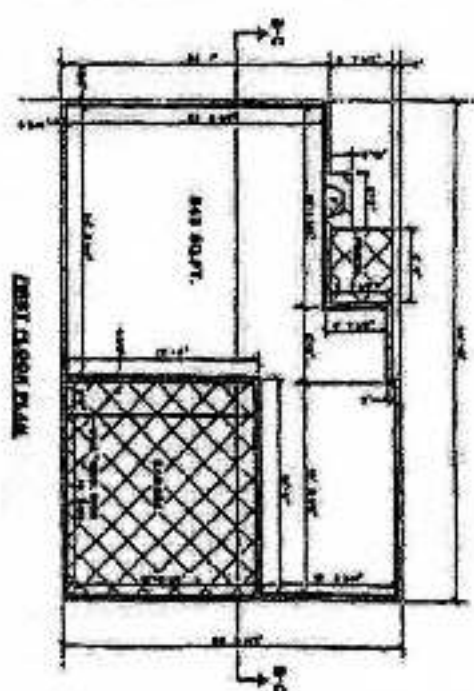
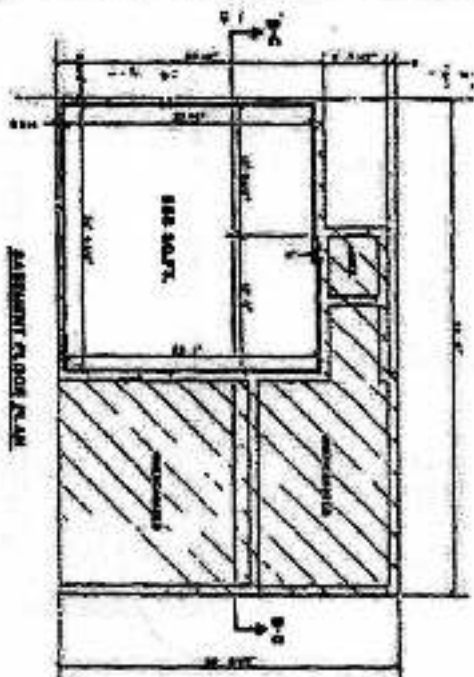
ARTICLE XVII SEVERABILITY

If any term, provision, or covenant of these Bylaws or the Condominium Documents is held to be partially or wholly invalid or unenforceable for any reason, the holding shall not affect, alter, modify or impair in any manner any other term, provision or covenant of any documents or the remaining portion of any term, provision or covenant that is held to be partially invalid or unenforceable.



CONDOMINIUM SUBDIVISION PLAN BARRINGTON COVE ASSOCIATION





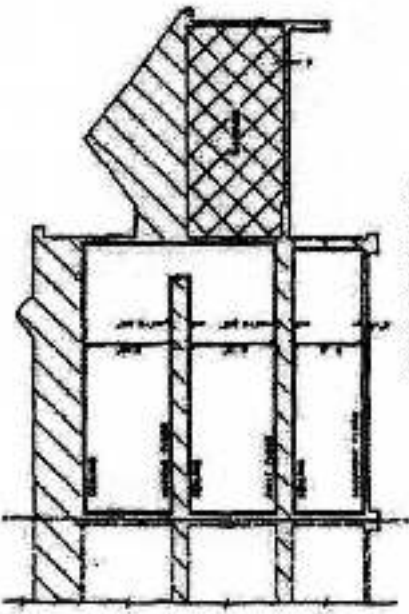
MECHANISM

7. **Figure 1-1: Installation Diagram**

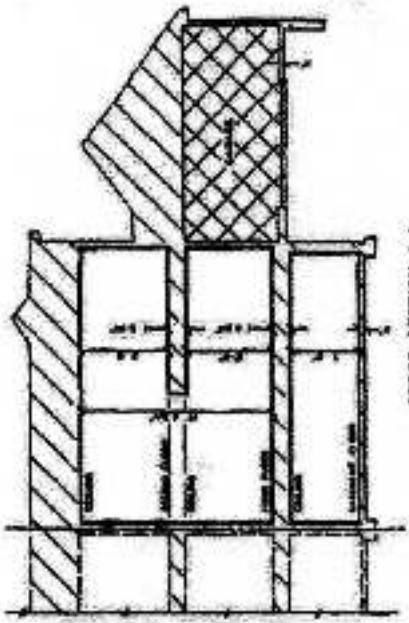
NOTES

[illegible]

STROTHMANN, ALFRED A. 1948



CROSS SECTION B-C-455



CROSS SECTION A-A

LEGEND

- Aggregate (concrete to be cast)
- Reinforcing steel to be cast
- Wall of foundation

NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Scale 1/4" = 1'-0"

Handwritten Signature

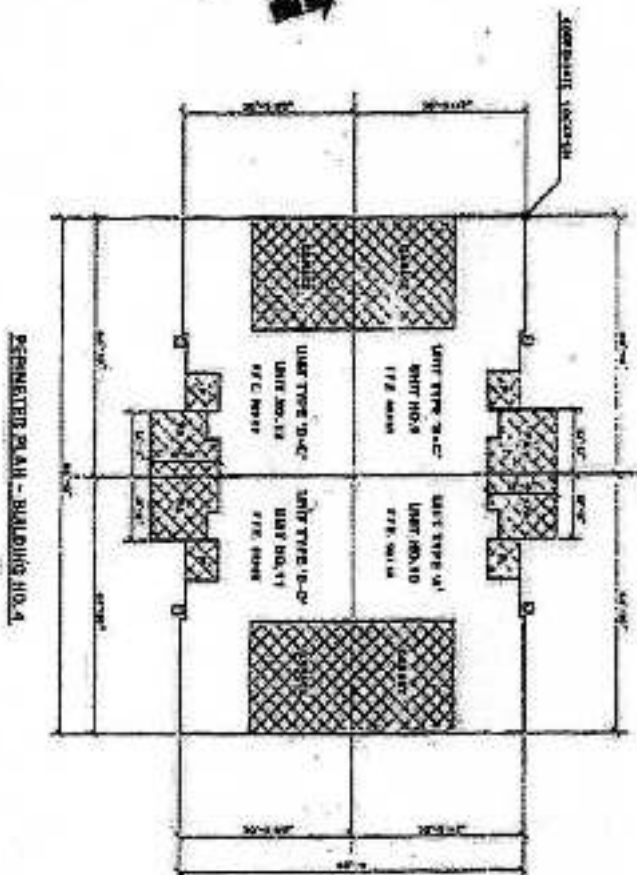
STATE OF NEW YORK

PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2010

NO. 12345

167710852



120000

ENVY

2

1

Matters

ANOTHER NO

Abstract

FROM

1000

卷之四

Of 36,000

$$\frac{10}{10} = \frac{15}{15}$$

11-11-15

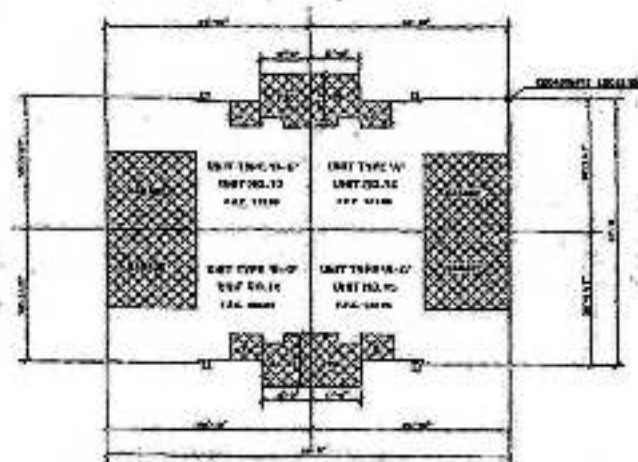
11



BARTON TON COVE

座

1008112710833



FLOOR PLAN - BUILDING NO. 1

LEGEND

XXXXX

PA

P

PPA

Q

NOTES

1. AREA DESIGNATED BY THE BOUNDARY OF THE BUILDING IS SHOWN.
2. AREA DESIGNATED BY THE BOUNDARY OF THE BUILDING IS SHOWN.
3. AREA DESIGNATED BY THE BOUNDARY OF THE BUILDING IS SHOWN.

SCALE

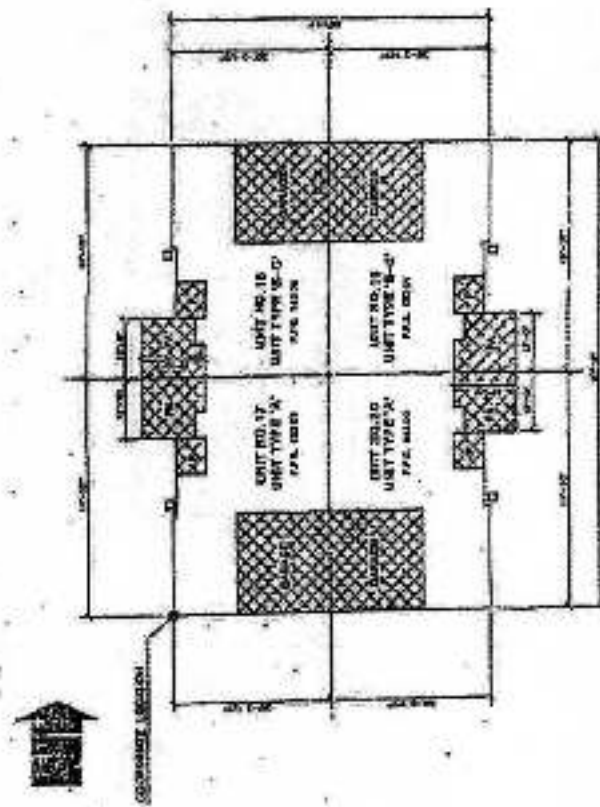
1" = 10'

1008112710833

WASHINGTON COVE

FLOOR PLAN - BUILDING NO. 1

1008112710833



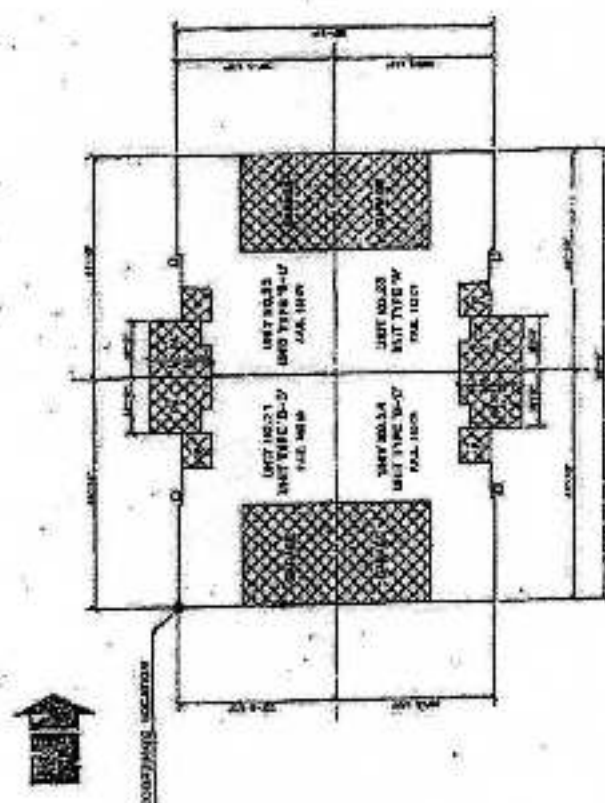
PERIMETER PLAN - BUILDING NO. 6.

1.000512
000000
A. 100
B. 1000
C. 10000
D. 100000
E. 1000000

Notes

© 2005 by The McGraw-Hill Companies, Inc.

[illegible]



47th ANNUAL MEETING - HYPERBOLIC

1. **Introduction**

- [illegible]

WATER

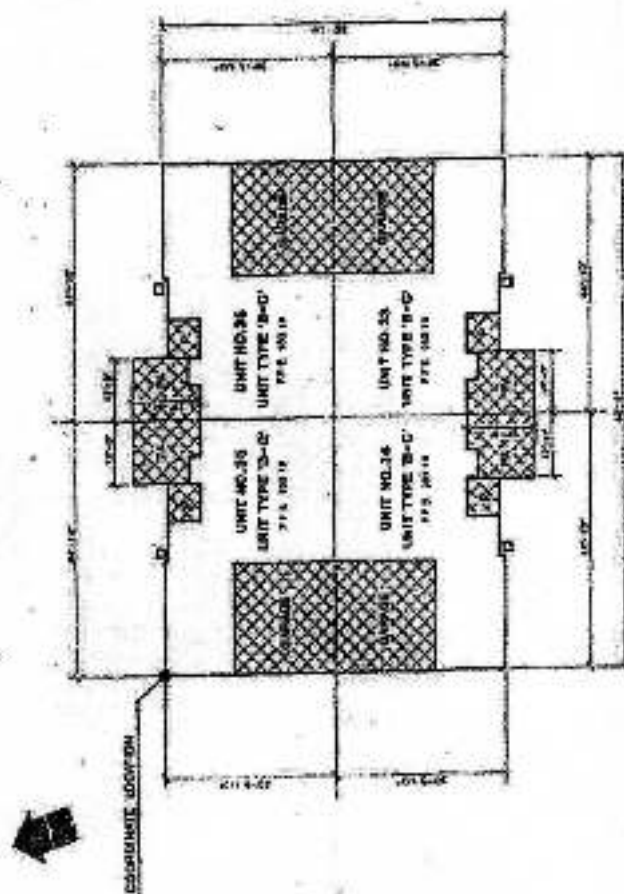
- © 1998 by The McGraw-Hill Companies, Inc. All rights reserved. Printed in the United States of America. This book is printed on acid-free paper.

1000



[Signature]

118RD 17334616



PERIMETER PLAN - BUILDING NO. 3

Legend

[illegible]

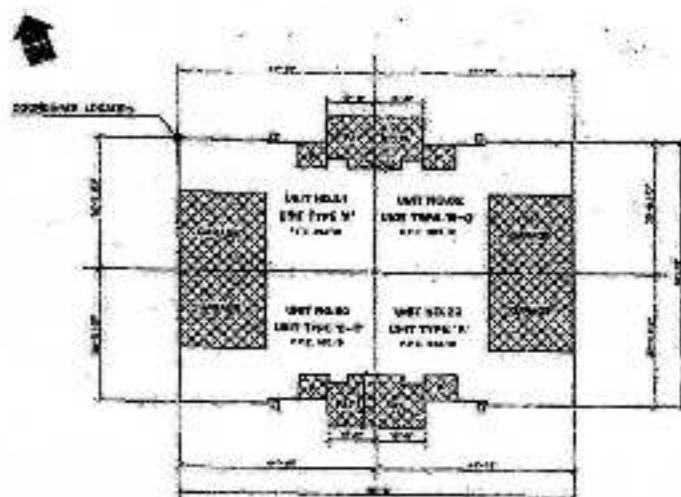
NOTES

© 1997 by The McGraw-Hill Companies, Inc. All rights reserved. Printed in the United States of America. This book is printed on acid-free paper.



BARRINGTON COWE
 PRESIDENT, BARRINGTON COWE
 ASSOCIATES, INC.

Abstract 1-32-00000



PERMITS PLAN - BUILDING NO.16



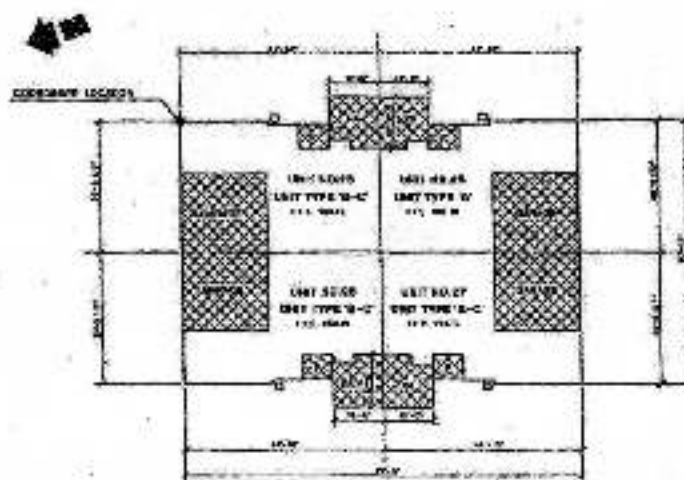
WARRINGTON STATE

POURQUOI UNE PLUME?

WYKŁAD-2 POJAN

CONCLUSION

16162 1 299



PERIMETER PLAN - BUILDING NO.17

1. Introduction

QUESTIONS

1. What is the purpose of the study?

2. What is the research design?

3. What is the sample size?

4. What is the data collection method?

5. What is the data analysis method?

METHOD

5. **WIESEN ET AL.** 1994. A 2-DEGREE-OF-FREEDOM DYNAMIC MODELING AND CONTROL OF A



DATE/TIME TO: CONT

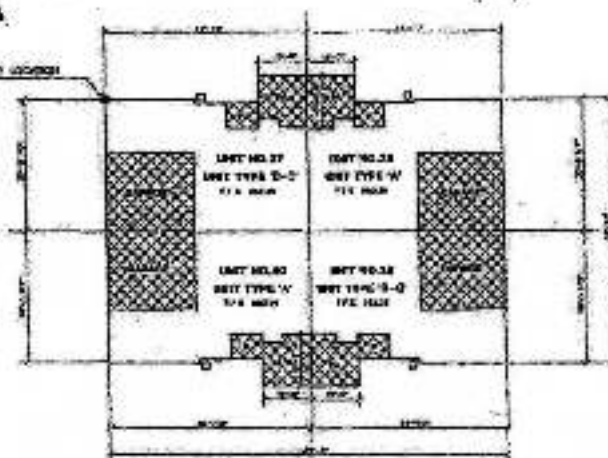
MINNEAPOLIS, Minn., Jan. 10.

PLATE 10

[illegible]

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

192 16162 300



PERIMETER PLAN - BUILDING NO. 38

LEGEND

- UNIT NO. 38
- UNIT NO. 39
- UNIT NO. 40
- UNIT NO. 37
- UNIT NO. 36
- UNIT NO. 35
- UNIT NO. 34
- UNIT NO. 33
- UNIT NO. 32
- UNIT NO. 31
- UNIT NO. 30
- UNIT NO. 29
- UNIT NO. 28
- UNIT NO. 27
- UNIT NO. 26
- UNIT NO. 25
- UNIT NO. 24
- UNIT NO. 23
- UNIT NO. 22
- UNIT NO. 21
- UNIT NO. 20
- UNIT NO. 19
- UNIT NO. 18
- UNIT NO. 17
- UNIT NO. 16
- UNIT NO. 15
- UNIT NO. 14
- UNIT NO. 13
- UNIT NO. 12
- UNIT NO. 11
- UNIT NO. 10
- UNIT NO. 9
- UNIT NO. 8
- UNIT NO. 7
- UNIT NO. 6
- UNIT NO. 5
- UNIT NO. 4
- UNIT NO. 3
- UNIT NO. 2
- UNIT NO. 1

NOTES

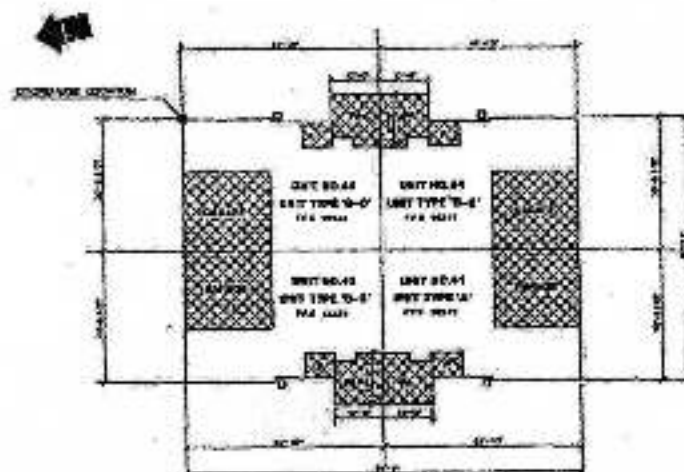
1. UNIT NO. 38 IS THE ONLY UNIT OF THIS TYPE IN THE BUILDING.
2. UNIT NO. 38 IS THE ONLY UNIT OF THIS TYPE IN THE BUILDING.



SCALE 1" = 10'



KIRKSTON CORP.	
PERIMETER PLAN	
UNITS 37-40	
192 16162 300	



PERIMETER PLAN - REF. NO. 15

LEGEND

- UNIT NO. 44 UNIT TYPE 'B-4' FOR WALL
- UNIT NO. 45 UNIT TYPE 'B-4' FOR WALL
- UNIT NO. 46 UNIT TYPE 'B-4' FOR WALL
- UNIT NO. 47 UNIT TYPE 'B-4' FOR WALL

NOTES

- 1. SEE REFERENCE NO. 15 FOR DIMENSIONS OF WALL, WINDOW, DOOR, ETC.
- 2. SEE REFERENCE NO. 15 FOR DIMENSIONS OF WALL, WINDOW, DOOR, ETC.

SCALE: 1" = 10'-0"



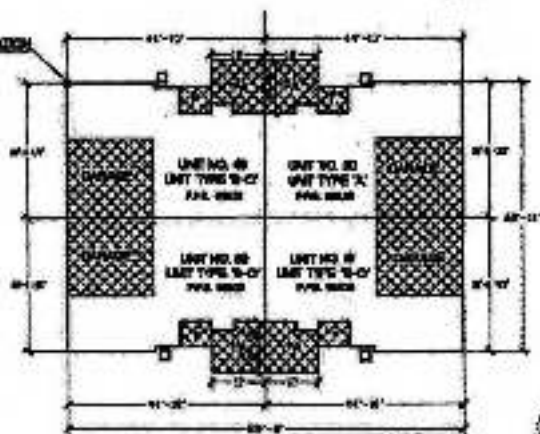
BIRMINGHAM CODE	
PERIMETER PLAN	REF. NO. 15
DATE: 10-15-60	

PRINTED: 10-15-60

[illegible]

FD217550567

COORDINATE LOCATION



PERIMETER PLAN - BUILDING NO. 10



LEGEND

- LIMITED COMMONS AREA
- UNIT FLOOR SLAB/CEILING
- PERIMETER
- UNIT FLOOR SLAB
- UNIT CEILING SLAB

NOTES

1. REFER TO FLOOR PLANS FOR DIMENSIONS OF LOTS, TOWERS AND BUILDINGS
2. REFER TO SITE PLAN SHEET FOR PERIMETER LOCATIONS AND COORDINATES



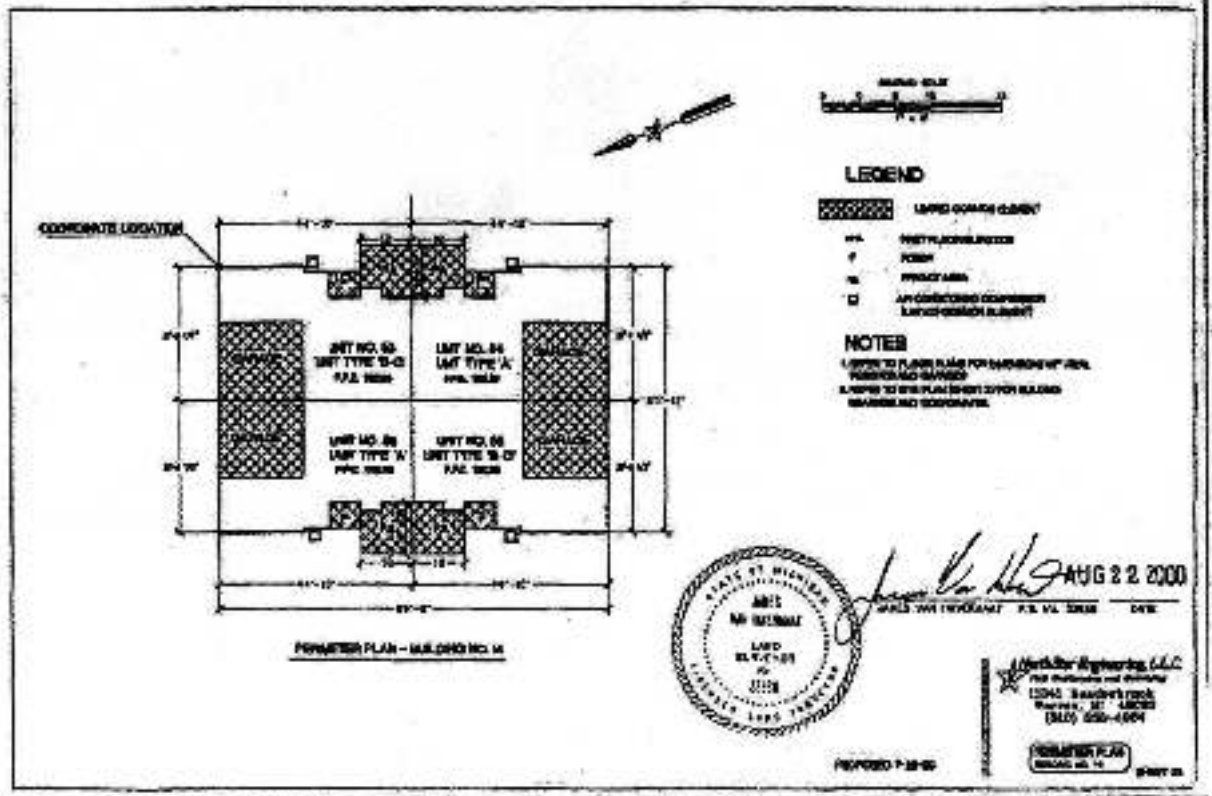
James M. MacCormick AUG 22 2000
 JAMES M. MACCORMICK, P.E., No. 12881, MD

ArchStar Engineering, LLC
 12545 Sandstone Road
 Bethesda, MD 20814
 (301) 530-4084

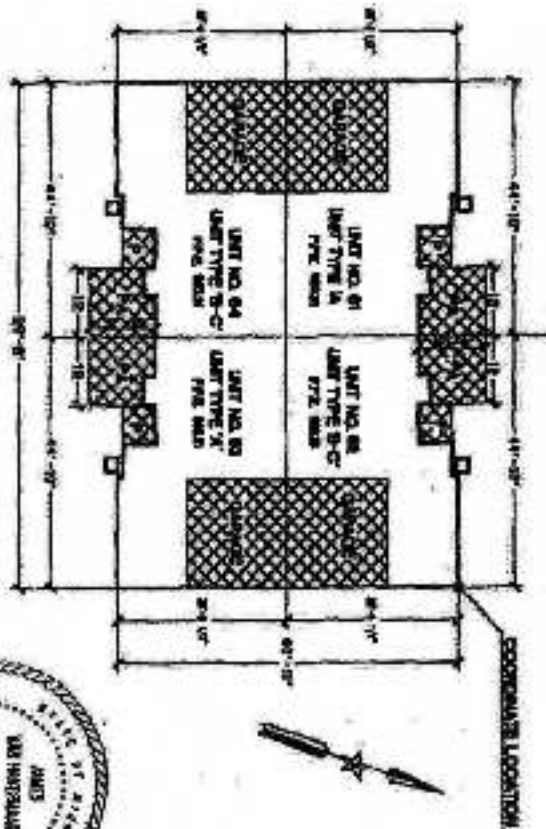
PROPOSED 7-29-00

PERIMETER PLAN
 BUILDING NO. 10

14217551588



21755M589



PERMITS PLAN - BUILDING NO. 8



James Van Hornesky
AUG 22 2008
DATE



LEGEND

- [Hatched Box] UNIT CHIMNEY IS SHOWN
- [Hatched Box] UNIT FLOOR SLAB AREA
- [Hatched Box] FIRE PLACE
- [Hatched Box] KITCHEN AREA
- [Hatched Box] AIR CONDITIONING EQUIPMENT
- [Hatched Box] UNIT CHIMNEY ELEMENT

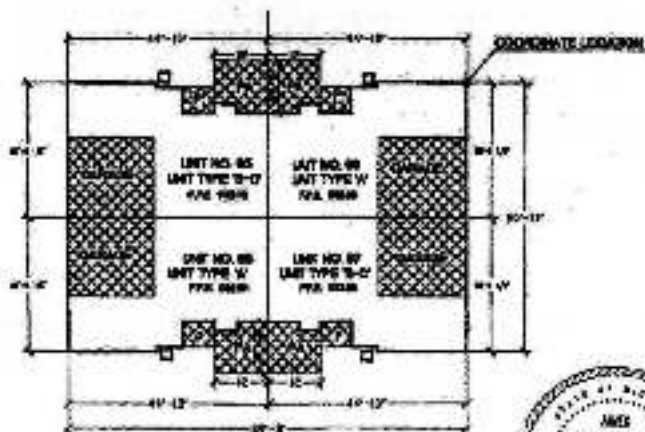
NOTES

1. REFER TO PLANS FOR DIMENSIONS OF UNIT.
2. REFER TO PLANS FOR DIMENSIONS OF UNIT.
3. REFER TO PLANS FOR DIMENSIONS OF UNIT.
4. REFER TO PLANS FOR DIMENSIONS OF UNIT.

PROPOSED 1-24-03
NEED NOT BE BUILT

PERMITS PLAN
SHEET NO.

James Van Hornesky Engineering, LLC
13241 Washington Avenue
Baltimore, MD 21244
(410) 665-0194

**PERMITS PLAN - BUILDING NO. 1**

LEGEND

- | | |
|------|----------------------------|
| FILE | POSTAL-MAIL SERVICE |
| F | FORM |
| DL | DELIVERY |
| Q | AN UNPUBLISHED OBSERVATION |
| | LAURENCE (LAWRENCE) |

NOTES

1. REFER TO PLANS FOR THE DRAINAGE OF LAKE, RESERVOIR AND SERVICE
2. REFER TO THE PLANS FOR THE BUILDING
SEWERAGE AND SEWERAGE.



[Signature] 06-22-2000
JAMES M. HERRICK P.E. No. 31180 DATE

NorthStar Engineering & LLC
 11040 Mendocino
 Eureka, CA 95501
 (916) 438-1234

PROPOSED 7-20-00
 REVENUE INTO THE BUDGET

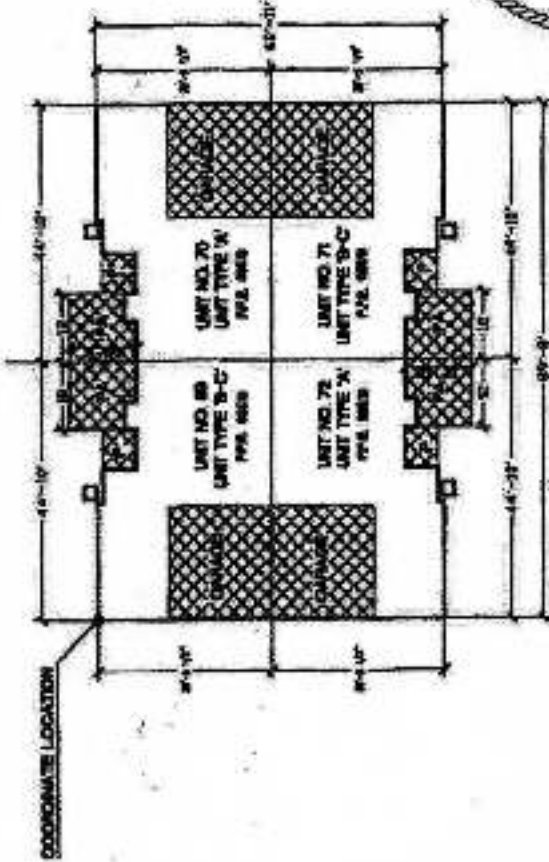
FD-302 (Rev. 11-27-70)



WINTER GARDEN FLORIST

- QUESTIONS**
1. What is the purpose of the study?
2. What are the independent and dependent variables?
3. What is the research design?
4. What are the limitations of the study?
5. What are the conclusions of the study?

1. HOW TO PLACE PLANS FOR CONSTRUCTION OF DATA FORMS AND METHODS
2. HOW TO SET PLANS FOR THE CONSTRUCTION OF DATA FORMS AND METHODS



PERMANENT PLAN - BUILDING NO. 12



James H. Lee
JAMES H. LEONARD P.B. No. 39008
DATE AUG 22 2000

NorthStar Engineering, LLC
Civil Engineering and Surveying
11305 Mandataville Road
Knoxville, TN 37922
[615] 558-0510

PERMANENT PLAIN
LOWERS NO. 11

4700 W. 13th Street
Wichita, KS 67204
913-863-7300

**ARTICLES OF INCORPORATION
BARRINGTON COVE ASSOCIATION**



502

NON-PROFIT
ARTICLES OF INCORPORATION

UNCORRECTED COPY

Krr

These Articles of Incorporation are signed and acknowledged by the incorporator for the purpose of forming a nonprofit corporation under the provisions of Act No. 162 of the Public Acts of 1962, as follows:

ARTICLE I

NAME

The name of the corporation is Berrington Cove 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 Berrington Cove, a residential townhouse condominium project (hereinafter called "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 the Condominium;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of the 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 assessments 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 enter into agreements with public agencies concerning the nature and extent of use and maintenance of the Condominium premises;
- (k) To do anything required of or permitted to it as administrator of the Condominium by the Condominium Master Deed or Bylaws or by Act No. 99 of Public Acts of 1970, as amended; and
- (l) In furtherance of the foregoing purposes, to enter into any kind of activity, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of the Condominium.

ARTICLE III

ADDRESS

48334

The address of the first registered office is 32605 W. 12 Mile Road, Ste. 340, Farmington Hills, MI

ARTICLE IV

RESIDENT AGENT

The name of the first residents agent is Keith Rogers.

734-619
FILED

MAY 18 1995

ADMINISTRATOR
MICHIGAN DEPARTMENT OF COMMERCE
CORPORATION & SECURITIES BUREAU

RECEIVED

MAY 15 1995

MICHIGAN DEPT. OF COMMERCE
CORPORATION & SECURITIES BUREAU

KM

ARTICLE V

BASIS OF ORGANIZATION AND ASSETS

The corporation is organized upon a non-stock, membership basis.

The value of assets which the corporation possesses is:

Real Property: None

Personal Property: None

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

ARTICLE VI

INCORPORATOR

The name of the incorporator is William T. Myers and his place of business is 1977 North Woodward Avenue, Suite 300, Bloomfield Hills, Michigan 48304.

ARTICLE VII

EXISTENCE

The term of corporate existence is perpetual.

ARTICLE VIII

MEMBERSHIP AND VOTING

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

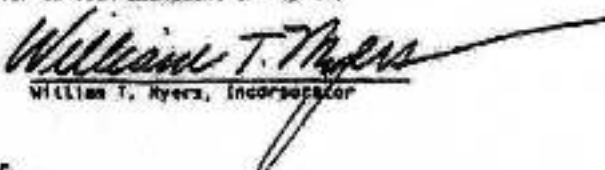
- (a) The Developer of the Condominium and each Co-owner of a Unit in the Condominium shall be members of the corporation, and no other person or entity shall be entitled to membership; except that the subscriber hereto shall be a member of the corporation until such time as his membership shall terminate, 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 1962, 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(7) 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 10th day of May, 1999.


William T. Myers, Incorporator

When filed, return to:

William T. Myers of OYKEMA COSSETT PLLC
1977 North Woodward Avenue, Suite 300
Bloomfield Hills, Michigan 48304

**CERTIFICATE OF AMENDMENT TO
ARTICLES OF INCORPORATION
BARRINGTON COVE ASSOCIATION**

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the CERTIFICATE OF AMENDMENT TO THE ARTICLES OF
INCORPORATION
for

BARRINGTON COVE ASSOCIATION

ID Number: 800816716

received by electronic transmission on March 27, 2025 ***, is hereby endorsed.***

Filed on April 02, 2025 ***, 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 2nd day of April, 2025.

A handwritten signature in cursive script, appearing to read "Linda Clegg".

Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

CERTIFICATE OF AMENDMENT TO THE 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 Certificate:

The identification number assigned by the Bureau is:

8DXB16715

The name of the corporation is:

BARRINGTON COVE ASSOCIATION

The Articles of Incorporation is hereby amended to read as follows:

ARTICLE II

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

1. Management and Administration. To manage and administer the affairs and maintenance of Barrington Cove (the "Condominium") and the Common Elements thereof, all to the extent set forth in the Condominium Documents for the Condominium.
2. Collecting Assessments. To collect assessments from the members of the Corporation and to use the proceeds for the purposes of the Corporation.
3. Insurance. To carry insurance and collect and allocate the proceeds of insurance.
4. Rebuild Improvements. To rebuild improvements after casualty, subject to the terms of the Condominium Documents.
5. Contract and Employ Persons. To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the Condominium.
6. Real or Personal Property. To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any Unit in the Condominium and any easements, rights of way and licenses) on behalf of the Corporation in furtherance of any of the purposes of the Corporation.
7. Borrow Money. To borrow money and issue evidence of indebtedness in furtherance of any and all of the purposes of the business of the Corporation, and to secure the same by mortgage, pledge, or other lien on property owned by the Corporation; provided, that any such action shall also be approved by affirmative vote of more than 60% of all members entitled to vote.
8. Assign Right to Future Income. To assign its right to future income, including the right to receive member assessment payments.
9. Rules and Regulations. To make rules and regulations in accordance with the Condominium Bylaws.
10. Committees. To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the Condominium and to delegate to such committees, or any specific Officers or Directors of the Corporation any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.
11. Enforce Documents. To enforce the provisions of the Condominium Documents.
12. Administrator. To do anything required of or permitted to the Corporation as administrator of the Condominium under the Condominium Documents.
13. General. In general, to enter into any kind of activity, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, repair, replacement and operation of the Condominium and the Corporation.

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

ARTICLE IX

CLAIMS AGAINST DIRECTORS AND VOLUNTEER OFFICERS; ASSUMPTION OF VOLUNTEER LIABILITY BY THE CORPORATION

1. CLAIMS AGAINST DIRECTORS AND VOLUNTEER OFFICERS. UNDER ALL CIRCUMSTANCES EXCEPT THOSE LISTED IMMEDIATELY BELOW, NO DIRECTOR OR VOLUNTEER OFFICER SHALL HAVE LIABILITY TO THE CORPORATION, ITS SHAREHOLDERS, OR MEMBERS FOR MONEY DAMAGES FOR ANY ACTION TAKEN OR FAILURE TO TAKE ANY ACTION AS A DIRECTOR OR VOLUNTEER OFFICER. THIS PROVISION CANNOT ELIMINATE LIABILITY FOR:

- (A) THE AMOUNT OF A FINANCIAL BENEFIT RECEIVED BY A DIRECTOR OR VOLUNTEER OFFICER TO WHICH HE OR SHE IS NOT ENTITLED;
- (B) INTENTIONAL INFLECTION OF HARM ON THE CORPORATION, ITS SHAREHOLDERS, OR MEMBERS;
- (C) A VIOLATION OF MCL 450.2551;
- (D) AN INTENTIONAL CRIMINAL ACT;
- (E) A LIABILITY IMPOSED UNDER MCL 450.2497(A).

2. ASSUMPTION OF VOLUNTEER LIABILITY. THE CORPORATION SHALL ASSUME, PAY FOR, AND UNDERTAKE ALL OBLIGATIONS AND LIABILITY FOR ANY AND ALL ACTS OR OMISSIONS OF ITS VOLUNTEER DIRECTORS AND VOLUNTEER OFFICERS IF ALL OF THE FOLLOWING ARE MET:

- (A) THE VOLUNTEER WAS ACTING OR REASONABLY BELIEVED HE OR SHE WAS ACTING WITHIN THE SCOPE OF HIS OR HER AUTHORITY.
- (B) THE VOLUNTEER WAS ACTING IN GOOD FAITH.
- (C) THE VOLUNTEER'S CONDUCT DID NOT AMOUNT TO GROSS NEGLIGENCE OR WILLFUL AND WANTON MISCONDUCT.
- (D) THE VOLUNTEER'S CONDUCT WAS NOT AN INTENTIONAL TORT.

(E) 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.

ARTICLE X INDEMNIFICATION

IN ADDITION TO THE PROVISIONS OF ARTICLE IX, THE CORPORATION MAY INDEMNIFY ITS DIRECTORS, OFFICERS, VOLUNTEERS, INDIVIDUALS, OR PERSONS IN THE FOLLOWING MANNER:

1. INDIVIDUALS. THE CORPORATION SHALL INDEMNIFY EVERY DIRECTOR, OFFICER AND VOLUNTEER OF THE CORPORATION AGAINST ALL EXPENSES AND LIABILITIES, INCLUDING REASONABLE ATTORNEY FEES AND AMOUNTS PAID IN SETTLEMENT INCURRED BY OR IMPOSED UPON THE DIRECTOR, OFFICER OR VOLUNTEER IN CONNECTION WITH ANY THREATENED, PENDING OR COMPLETED ACTION, SUIT OR PROCEEDING, WHETHER CIVIL, CRIMINAL, ADMINISTRATIVE, OR INVESTIGATIVE AND WHETHER FORMAL OR INFORMAL, TO WHICH THE DIRECTOR, OFFICER OR VOLUNTEER MAY BE A PARTY OR IN WHICH THEY MAY BECOME BY REASON OF THEIR BEING OR HAVING BEEN A DIRECTOR, OFFICER OR VOLUNTEER OF THE CORPORATION, WHETHER OR NOT THEY ARE A DIRECTOR, OFFICER OR VOLUNTEER AT THE TIME SUCH EXPENSES ARE INCURRED, IF THE PERSON ACTED IN GOOD FAITH AND IN A MANNER WHICH THEY REASONABLY BELIEVED TO BE IN OR NOT OPPOSED TO THE BEST INTERESTS OF THE CORPORATION AND, WITH RESPECT TO ANY CRIMINAL ACTION OR PROCEEDING, HAD REASONABLE CAUSE TO BELIEVE THAT THEIR CONDUCT WAS LAWFUL; PROVIDED, HOWEVER, THAT NO INDEMNIFICATION SHALL BE MADE IN RESPECT TO ANY CLAIM, ISSUE, OR MATTER AS TO WHICH SUCH PERSON SHALL HAVE BEEN FINALLY ADJUDGED TO BE LIABLE FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT IN THE PERFORMANCE OF HIS DUTY TO THE CORPORATION UNLESS AND ONLY TO THE EXTENT THAT A COURT SHALL DETERMINE UPON APPLICATION THAT, DESPITE THE ADJUDICATION OF LIABILITY BUT IN VIEW OF ALL THE CIRCUMSTANCES OF THE CASE, SUCH PERSON IS FAIRLY AND REASONABLY ENTITLED TO INDEMNIFICATION FOR SUCH EXPENSES AS THE COURT SHALL DEEM PROPER.

2. EXPENSES. TO THE EXTENT THAT A DIRECTOR, OFFICER, OR VOLUNTEER HAS BEEN SUCCESSFUL ON THE MERITS OR OTHERWISE IN DEFENSE OF ANY ACTION, SUIT, OR PROCEEDING REFERRED TO IN SECTION 1, OR IN DEFENSE OF ANY CLAIM, ISSUE, OR MATTER THEREIN, AND INDEMNIFICATION IS GRANTED, THEY SHALL BE INDEMNIFIED AGAINST EXPENSES (INCLUDING ATTORNEYS' FEES) ACTUALLY AND REASONABLY INCURRED BY HIM IN CONNECTION THEREWITH AND IN ANY ACTION, SUIT OR PROCEEDING BROUGHT TO ENFORCE THE INDEMNIFICATION PROVIDED FOR HEREIN.

3. DETERMINATION OF RIGHT TO INDEMNIFICATION. EXCEPT IN A SITUATION GOVERNED BY SECTION 2, ANY INDEMNIFICATION UNDER SECTION 1 (UNLESS ORDERED BY A COURT) SHALL BE MADE BY THE CORPORATION ONLY AS AUTHORIZED IN THE SPECIFIC CASE UPON DETERMINATION THAT INDEMNIFICATION OF THE DIRECTOR, OFFICER, OR VOLUNTEER IS PROPER IN THE CIRCUMSTANCES BECAUSE THEY HAVE MET THE APPLICABLE STANDARD OF CONDUCT SET FORTH IN SECTION 1. SUCH DETERMINATION SHALL BE MADE (A) BY A MAJORITY VOTE OF DIRECTORS ACTING AT A MEETING AT WHICH A QUORUM CONSISTING OF DIRECTORS WHO WERE NOT PARTIES TO SUCH ACTION, SUIT, OR PROCEEDING IS PRESENT, OR (B) IF SUCH A QUORUM IS NOT OBTAINABLE (OR EVEN IF OBTAINABLE), AND A MAJORITY OF DISINTERESTED DIRECTORS SO DIRECTS, BY INDEPENDENT LEGAL COUNSEL (COMPENSATED BY THE CORPORATION), IN A WRITTEN

OPINION, OR (C) IF SUCH A QUORUM IS NOT OBTAINABLE, THEN BY A MAJORITY VOTE OF A COMMITTEE OF DIRECTORS WHO ARE NOT PARTIES TO THE ACTION (SUCH COMMITTEE SHALL CONSIST OF NOT LESS THAN TWO (2) DISINTERESTED DIRECTORS), OR (D) BY THE SHAREHOLDERS OR MEMBERS.

4. ADVANCE PAYMENT OF EXPENSES. EXPENSES OF EACH PERSON INDEMNIFIED HEREUNDER INCURRED IN DEFENDING A CIVIL, CRIMINAL, ADMINISTRATIVE, OR INVESTIGATIVE ACTION, SUIT, OR PROCEEDING (INCLUDING ALL APPEALS), OR THREAT THEREOF, MAY BE PAID BY THE CORPORATION IN ADVANCE OF THE FINAL DISPOSITION OF SUCH ACTION, SUIT, OR PROCEEDING AS AUTHORIZED BY THE BOARD OF DIRECTORS, WHETHER A DISINTERESTED QUORUM EXISTS OR NOT, UPON RECEIPT OF AN UNDERTAKING BY OR ON BEHALF OF THE DIRECTOR, OFFICER, OR VOLUNTEER TO REPAY SUCH AMOUNT UNLESS IT SHALL ULTIMATELY BE DETERMINED THAT HE IS ENTITLED TO BE INDEMNIFIED BY THE CORPORATION. THE UNDERTAKING SHALL BE BY UNLIMITED GENERAL OBLIGATION OF THE PERSON ON WHOSE BEHALF ADVANCES ARE MADE, BUT NEED NOT BE SECURED.

5. RIGHTS NOT EXCLUSIVE. THE INDEMNIFICATION OR ADVANCEMENT OF EXPENSES PROVIDED BY THIS ARTICLE SHALL NOT BE DEEMED EXCLUSIVE OF ANY OTHER RIGHTS TO WHICH THOSE SEEKING INDEMNIFICATION OR ADVANCEMENT OF EXPENSES MAY BE ENTITLED AS A MATTER OF LAW OR UNDER THESE ARTICLES OF INCORPORATION, THE CONDOMINIUM DOCUMENTS, OR ANY CONTRACTUAL AGREEMENT. HOWEVER, THE TOTAL AMOUNT OF EXPENSES FOR INDEMNIFICATION FROM ALL SOURCES COMBINED SHALL NOT EXCEED THE AMOUNT OF ACTUAL EXPENSES INCURRED BY THE PERSON SEEKING INDEMNIFICATION OR ADVANCEMENT OF EXPENSES. THE INDEMNIFICATION PROVIDED FOR IN THIS ARTICLE SHALL CONTINUE AS TO A PERSON WHO HAS CEASED TO BE A DIRECTOR, OFFICER, OR VOLUNTEER AND SHALL INURE TO THE BENEFIT OF THE HEIRS, EXECUTORS, AND ADMINISTRATORS OF SUCH A PERSON.

6. DIRECTORS AND OFFICERS LIABILITY INSURANCE. THE CORPORATION MAY PURCHASE AND MAINTAIN INSURANCE ON BEHALF OF ANY PERSON WHO IS OR WAS A DIRECTOR, OFFICER, OR VOLUNTEER OF THE CORPORATION, OR IS OR WAS SERVING AT THE REQUEST OF THE CORPORATION AS AN UNPAID, VOLUNTEER DIRECTOR, VOLUNTEER OFFICER, OR VOLUNTEER OF ANOTHER CORPORATION (WHETHER NONPROFIT OR FOR PROFIT), PARTNERSHIP, JOINT VENTURE, TRUST, OR OTHER ENTERPRISE AGAINST ANY LIABILITY ASSERTED AGAINST HIM AND INCURRED BY HIM IN ANY SUCH CAPACITY OR ARISING OUT OF HIS STATUS AS SUCH, WHETHER OR NOT THE CORPORATION WOULD HAVE THE POWER TO INDEMNIFY HIM AGAINST SUCH LIABILITY UNDER THE PROVISIONS OF THIS ARTICLE OR OF THE MICHIGAN NONPROFIT CORPORATION ACT.

TO THE EXTENT THAT ANY PROVISION OF THIS ARTICLE CONFLICTS WITH THE PROVISIONS OF ARTICLE IX, THE PROVISIONS OF ARTICLE IX SHALL CONTROL.

ARTICLE XI ACTION WITHOUT MEETING

ANY ACTION THAT MAY BE TAKEN AT A CORPORATION MEETING (EXCEPT FOR THE ELECTION OR REMOVAL OF DIRECTORS) MAY BE TAKEN WITHOUT A MEETING BY WRITTEN VOTE OR BALLOT OF THE MEMBERS. WRITTEN VOTES OR BALLOTS SHALL BE SOLICITED IN THE SAME MANNER AS PROVIDED IN THE CORPORATION'S BYLAWS FOR THE GIVING OF NOTICE OF CORPORATION MEETINGS. SUCH SOLICITATIONS SHALL SPECIFY: (1) THE PROPOSED ACTION; (2) THAT THE MEMBER CAN VOTE FOR OR AGAINST ANY SUCH PROPOSED ACTION; (3) THE PERCENTAGE OF APPROVALS NECESSARY TO APPROVE THE ACTION; AND (4) THE TIME BY WHICH WRITTEN VOTES MUST BE RECEIVED TO BE COUNTED. APPROVAL BY WRITTEN VOTE OR BALLOT SHALL BE CONSTITUTED BY RECEIPT, WITHIN THE TIME SPECIFIED IN THE WRITTEN VOTE OR BALLOT, OF A NUMBER OF APPROVALS THAT EQUALS OR EXCEEDS THE NUMBER OF VOTES THAT WOULD BE REQUIRED FOR APPROVAL IF THE ACTION WERE TAKEN AT A MEETING. ONLY THE BOARD OF DIRECTORS MAY INITIATE AN ACTION UNDER THIS SECTION.

ARTICLE XII REMOVAL OF DIRECTORS

AT ANY ANNUAL OR SPECIAL MEETING OF THE CORPORATION DULY CALLED AND HELD, ANY ONE OR MORE OF THE DIRECTORS MAY BE REMOVED WITH OR WITHOUT CAUSE BY THE AFFIRMATIVE VOTE OF MORE THAN 50% OF ALL MEMBERS AND A SUCCESSOR MAY THEN AND THERE BE ELECTED TO FILL ANY VACANCY CREATED. THE QUORUM REQUIRED TO ELECT ANY SUCCESSOR OF A REMOVED DIRECTOR SHALL BE THE NORMAL QUORUM REQUIREMENT SET FORTH IN THE BYLAWS. ANY DIRECTOR WHOSE REMOVAL HAD BEEN PROPOSED SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE MEETING.

2. The foregoing amendment to the Articles of Incorporation was duly adopted on: 06/28/2024 by the

members or shareholders at a meeting in accordance with Section 611(3) of the Act.

This document must be signed by an authorized officer or agent:

Signed this 27th Day of March, 2025 by:

Signature	Title	Title of "Officer" was selected
Janet Synowicz	President	

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

