

ARTICLE VII

Section 1

MEMBERSHIP

Each person or entity who is the owner of a lot shall be a member of the Association and membership shall become effective when the transfer becomes of record. Membership in the Association is and shall be appurtenant to and may not be separated from ownership of any lot.

Section 2

VOTING RIGHTS

The Association shall have two (2) classes of members: Class A members and Class B members.

(1) Class B members shall be only the Developer or its Builder-Purchasers and the Developer or its Builder-Purchasers shall be entitled to one (1) vote as a Class B member for each lot within the properties of which it is an owner. Upon the transfer by the Developer or its Builder-Purchaser of any lot to a Lot Owner Occupant, the Class B membership with respect to such lot shall be terminated. Each Class B member shall be entitled to one (1) vote for each lot within the properties of which it is an owner.

(2) Each owner-occupant shall be a Class A member. Class A members shall have no voting rights until the event described in the next succeeding paragraph shall occur.

(3) At such time as the number of Class A members is forty percent (40%) or more of the number of votes of original Class B members, all Class A and Class B members then outstanding and all subsequent members of the Association, shall be and be deemed to be Class A members and entitled to one (1) vote per lot.

Section 3

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of six (6) Directors, who need not be members of the Association. At the first Annual Meeting the members shall elect three directors for a term of one year and three directors for a term of two years; and at each Annual Meeting thereafter the members shall elect three (3) directors for a three year term.

Section 4

AMENDMENT

Amendment of these Articles shall require the assent of seventy-five (75) percent of the membership of this Association.

Attachment A to Certificate of
Amendment to the Articles of Incorporation
of Raintree Village Homeowners Association

Article II

The purpose or purposes for which the Corporation is organized are as follows:

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and control of the residence Lots and Common Area within that certain tract of property described as:

Lots 1 through 296 inclusive and Lakeside Park (Private Park) of Raintree Village Subdivision No. 1, Part of the East 1/2 of Sec. 23, T2N., R11E., City of Troy, Oakland County, Michigan, according to the plat thereof as recorded in Liber 138 of Plats, Pages 12 to 15 inclusive, Oakland County Records.

Lots 297 through 586 inclusive, Village Park (Private Park) and Raintree Park (Private Park), Raintree Village Subdivision No. 2, Part of the N.1/2 of Sec. 23, T2N., R11E., City of Troy, Oakland County, Michigan, according to the plat thereof as recorded in Liber 138.

Lots 587 through 810 inclusive and Forest Park (Private Park) Raintree Village Subdivision No. 3, Part of the Northwest 1/4 of Section 23, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, according to the plat thereof as recorded in Liber 143 of Plats, Pages 8 to 11 inclusive, Oakland County Records

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Oakland County Register of Deeds and as the same may be amended from time to time as therein provided.

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer, and the written consent of the City of Troy has been obtained.

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members,

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Michigan by law may now or hereafter have or exercise.

Article VII
Section 1
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

Section 2

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant and its builder-purchasers, and shall have no voting rights until the happening of either of the following events, whichever occurs earlier:

A. At such time as the number of Class A members is equal to seventy five percent or more of the number of votes of the original Class B members as hereinafter defined.

B. On November 1, 1979

Upon the happening of the first to occur of said events then and in that event the Class A members shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. The Class B members shall be the Declarant and/or its builder-purchaser and shall be entitled to one vote for each lot owned.

Section 3

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Articles of Incorporation and By-laws of the Association.

At the first annual meeting the members shall elect three Directors for a term of one year, three Directors for a term of two years and three Directors for a term of three years; and at each annual meeting thereafter the members shall elect three Directors for a term of three years.

Section 4


DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

Section 5

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.



Section 76
FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

(For Use by Domestic Corporations)

**CERTIFICATE OF AMENDMENT TO THE
ARTICLES OF INCORPORATION**

The undersigned corporation executes the following Certificate of Amendment to its Articles of Incorporation pursuant to the provisions of Section ~~431~~, Act ~~284~~, Public Acts of ~~1972~~,
122 327 1931, as amended

1. The name of the corporation is RAINTREE VILLAGE HOMEOWNERS ASSOCIATION

The location of the registered office is

2900 West Maple Road Troy Michigan 48084
(No. and Street) (Town or City) (Zip Code)

2. The following amendment to the Articles of Incorporation was adopted by the ^{members} ~~shareholders~~ of the corporation in accordance with Subsection (2) of Section ~~811~~, Act ~~284~~, Public Acts of ~~1972~~, on the 27 day of March, 1975,
122 327 1931, as amended

Resolved, that Article ~~III~~VII of the Articles of Incorporation be amended to read as follows: (Any article being amended is required to be set forth in its entirety.)

See Attachment A annexed hereto and made a part hereof.

3. The necessary number of shares as required by statute were voted in favor of the amendment.

Signed this 8th day of April, 1975.

RAINTREE VILLAGE HOMEOWNERS ASSOCIATION
(Corporate Name)

BY [Signature]
(Signature of President, Vice-President, Chairman or Vice-Chairman)

Norman J. Cohen, President
(Type or Print Name and Title)

(See Instructions on Reverse Side)

Form C&S- 223

STATE OF MICHIGAN
DEPARTMENT OF COMMERCE
CORPORATION AND SECURITIES BUREAU
CORPORATION DIVISION
LANSING, MICHIGAN

(THIS IS A PART OF THE ATTACHED CORPORATE DOCUMENT AND SHOULD NOT BE DETACHED)

DO NOT WRITE IN SPACES BELOW - FOR DEPARTMENT USE	
Date Received: APR 14 1975	<p style="text-align: center;">FILED Michigan Department of Commerce APR 30 1975 <i>Richard K. Fehrbush</i> DIRECTOR</p>
APR 28 1975	
NAME OF CORPORATION:	Maintree Village Homeowners Association
CORPORATE DOCUMENT:	Certificate of Amendment