PURCHASER

INFORMATION

BOOKLET

FOR

NORTHVIEW

PURCHASER INFORMATION BOOKLET

FOR

NORTHVIEW

PAGE NO.
(NOTE: Documents are separated by colored sheets; page numbers are internal to each document, not consecutive throughout the booklet.)

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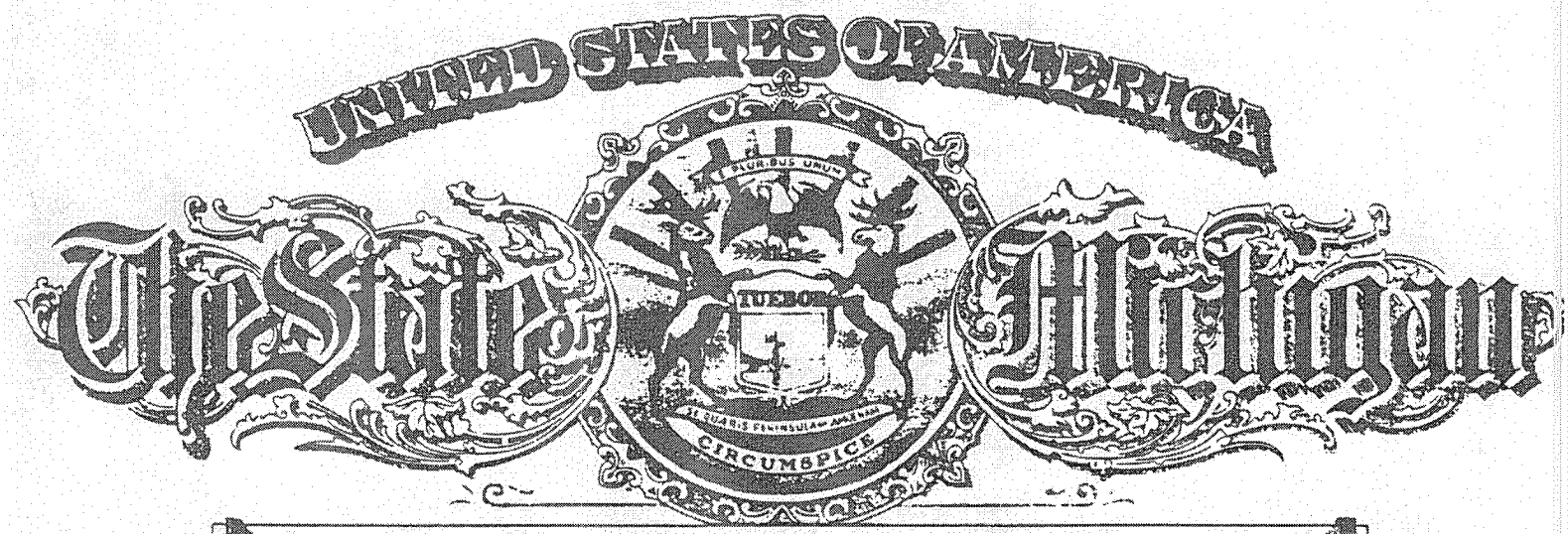
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Michigan Department of Commerce

Lansing, Michigan

This is to Certify That Articles of Incorporation of

SALINE NORTHVIEW CONDOMINIUM ASSOCIATION

were duly filed in this office on the 15TH *day of* APRIL , *19*88 ,

in conformity with Act 162, Public Acts of 1982.

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department
in the City of Lansing, this 15TH *day*
of APRIL , *19*88

Director

RECEIVED

APR 1 1 1988

MICHIGAN DEPT. OF COMMERCE

FILED

APR 15 1988

Administrator
MICHIGAN DEPARTMENT OF COMMERCE
Corporation & Securities Bure

NON-PROFIT

ARTICLES OF INCORPORATION

These Articles of Incorporation are signed by the incorporator for the purpose of forming a non-profit corporation under the provisions of Act No. 162 of the Public Acts of 1982, as amended, as follows:

729 225

ARTICLE I.

The name of the corporation is Saline Northview Condominium Association.

ARTICLE II.

The purpose or purposes for which the Association is formed are as follows:

(a) To manage and administer the affairs of and to maintain Northview, a condominium (hereinafter called the "Condominium");

(b) To levy and collect assessments against and from the members of the Association and to use the proceeds thereof for the purposes of the Association, to enforce assessments through liens and foreclosure proceedings when appropriate, and to impose late charges for nonpayment of assessments;

(c) To carry insurance and to collect and allocate the proceeds thereof;

(d) To rebuild improvements to the common elements after casualty;

(e) To contract for and employ persons, firms or corporations to assist in the management, operation, maintenance, and administration of said Condominium;

(f) To make reasonable rules and regulations governing the use and enjoyment of the Condominium by members and their tenants, guests, employees, invitees, families and pets and to enforce such rules and regulations by all legal methods, including, without limitation, imposing fines and late payment charges, or instituting eviction or legal proceedings;

(g) To own, maintain and improve, and to buy, sell, convey, assign, mortgage, or lease (as landlord or tenant) any real and personal property, or any interest therein, including, but not limited to, any unit in the Condominium, any easements 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 Association and in furtherance of any of the purposes of the Association;

(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 By-Laws of the Condominium and of these Articles of Incorporation and such By-Laws and Rules and Regulations of the Association as may hereafter be adopted;

(j) To do anything required of or permitted to it as Administrator of said Condominium by the Condominium Master Deed or By-Laws or by Act No. 59 of Public Acts of 1978, as from time to time amended;

(k) 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, maintenance, repair, replacement, and operation of said Condominium and to the accomplishment of any of the purposes thereof.

ARTICLE III.

Said Association is organized upon a non-stock membership basis.

The amount of assets which said Association possesses is:

Real Property	None
Personal Property	None

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

Assessment of Members

ARTICLE IV.

Location of the first registered office is: 203 West Michigan Avenue, Saline, Michigan 48176.

Post office address of the first registered office is: 203 West Michigan Avenue, Saline, Michigan 48176.

The name of the first resident agent is: Paul J. Peters.

ARTICLE V.

The name and place of business of the incorporator is as follows:

Karl R. Frankena — 700 City Center Building, Ann Arbor, Michigan 48104

ARTICLE VI.

Any action required or permitted to be taken at an annual or special meeting of members may be taken without a meeting, without prior notice and without a vote, if a consent in writing, setting forth the action so taken, is signed by members having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all members entitled to vote therein were present and voted. Prompt notice of the taking of the corporate action without a meeting by less than unanimous written consent shall be given to members who have not consented in writing.

ARTICLE VII.

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

(a) Each co-owner (including the Developer) of a unit in the Condominium shall be a member of the Association, and no other person or entity shall be entitled to membership.

(b) Membership in the Association shall be established by acquisition of fee simple title to a unit in the Condominium, or purchase of a unit on a land contract, and by recording with the Register of Deeds of Washtenaw County, Michigan, a deed or other instrument establishing a change of record title to such condominium unit and the furnishing of evidence of same satisfactory to the Association (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 Association, and the membership of the prior co-owner thereby being terminated.

(c) The share of a member in the funds and assets of the Association 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 By-Laws of the Association.

ARTICLE VIII.

A volunteer director shall not be personally liable to the Association or its co-owners for monetary damages for breach of the director's fiduciary duty, except where there is:

(a) A breach of the director's duty of loyalty to the Association or its co-owners;

(b) Acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law;

(c) A violation of Michigan Statutes Annotated Section 21.200(551);

(d) A transaction from which the director derived an improper personal benefit; or

(e) An act or omission that is grossly negligent.

If the Michigan Nonprofit Corporation Act is subsequently amended to authorize corporate action further eliminating or limiting the personal liability of directors, then the liability of a director of the Association shall be eliminated or limited to the fullest extent permitted by the Michigan Nonprofit Corporation Act, as so amended.

Any repeal or modification of the foregoing provisions of this Article by the co-owners of the Association shall not adversely affect any right or protection of a director of the Association existing at the time of such repeal or modification.

ARTICLE IX.

These Articles of Incorporation may be amended, altered, changed, or repealed only by the affirmative vote of not less than seventy-five (75%) percent of the entire membership of the Association; provided, that in no event shall any amendment make changes in the qualification for membership or the voting rights of members without the unanimous consent of the membership.

I, the incorporator, sign my name this 13th day of April, 1988.

Karl R. Frankena

KARL R. FRANKENA

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Lawrence Kestenbaum, Washtenaw Co

FIRST AMENDMENT TO CONSOLIDATED MASTER DEED

OF NORTHVIEW

Saline Northview Condominium Association, a Michigan non-profit corporation, of P.O. Box 626, Saline, Michigan 48176, being the administrator of Northview, a site condominium project established in pursuance of the provisions of the Michigan Condominium Act, as amended (being Act 59 of the Public Acts of 1978, as amended), and of the Consolidated Master Deed thereof, as recorded on September 19, 1996, in Liber 3320, Pages 631 through 697, inclusive, Washtenaw County Records, and known as Washtenaw County Condominium Subdivision Plan No. 93, pursuant to Article XV of the By-Laws attached thereto as Exhibit A, hereby amends Section 4 of Article VIII of the By-Laws attached thereto as Exhibit A in order to reduce the required quorum of members at an adjourned meeting of owners. Said By-Laws are amended in the following manner:

1. Upon recording of this First Amendment to Consolidated Master Deed in the Office of the Washtenaw County Register of Deeds, the following Section 4 of Article VIII of the By-Laws attached to the Consolidated Master Deed as Exhibit A shall replace and supersede the original Section 4 of Article VIII of the By-Laws recorded as Exhibit A to the Consolidated Master Deed of Northview, and said Section as originally recorded, shall have no further force or effect:

ARTICLE VIII

VOTING

Section 4. Quorum. The presence in person or by proxy of thirty percent (30%) of the owners qualified to vote, in number and in value, shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required by the Condominium documents to require a greater quorum. If a quorum shall not be present at any meeting, the members present may adjourn the meeting for not more than thirty (30) days, and the quorum for said rescheduled meeting shall be one-half (½) of that required at the preceding meeting. The written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

In all other respects, other than as hereinbefore indicated, the original Consolidated Master Deed of Northview, a site condominium, including all Exhibits attached thereto, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Time Submitted for Recording
Date 5-22 2013 Time 3:34 pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register

Dated: May 17, 2013.

Saline Northview Condominium Association

By: David M. Algase
Dave Algase, President

STATE OF MICHIGAN, COUNTY OF WASHTENAW

The foregoing document was acknowledged before me this 17th day of May, 2013, by Dave Algase, President of Saline Northview Condominium Association, a Michigan non-profit corporation, on behalf of the corporation.

Cameron Schumacher
CAMERON SCHUMACHER, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County
My commission expires: 8-20-2014

CAMERON SCHUMACHER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 20, 2014
ACTING IN COUNTY OF Washtenaw

This document was prepared by
and when recorded return to:
Karl R. Frankena
Conlin, McKenney & Philbrick, P.C.
350 S. Main Street, Suite 400
Ann Arbor, Michigan 48104-2131

Recording fee: $17

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Lawrence Kestenbaum, Washtenaw Co

SECOND AMENDMENT TO CONSOLIDATED MASTER DEED

OF NORTHVIEW

Saline Northview Condominium Association, a Michigan non-profit corporation, of P.O. Box 626, Saline, Michigan 48176, being the administrator of Northview, a site condominium project established in pursuance of the provisions of the Michigan Condominium Act, as amended (being Act 59 of the Public Acts of 1978, as amended), and of the Consolidated Master Deed thereof, as recorded on September 19, 1996, in Liber 3320, Pages 631 through 697, inclusive, as amended, Washtenaw County Records, and known as Washtenaw County Condominium Subdivision Plan No. 93, pursuant to Article XV of the By-Laws attached thereto as Exhibit A, hereby amends Section 4 of Article VIII of the By-Laws attached thereto as Exhibit A in order to return it to its original language prior to the First Amendment to Consolidated Master Deed recorded in Liber 4979, Page 314, Washtenaw County Records. Said By-Laws are amended in the following manner:

1. Upon recording of this Second Amendment to Consolidated Master Deed in the Office of the Washtenaw County Register of Deeds, the following Section 4 of Article VIII of the By-Laws attached to the Consolidated Master Deed as Exhibit A shall replace and supersede the previously amended Section 4 of Article VIII of the By-Laws recorded as Exhibit A to the Consolidated Master Deed of Northview, and said Section as previously amended, shall have no further force or effect:

ARTICLE VIII

VOTING

Section 4. Quorum. The presence in person or by proxy of 30% of the co-owners qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required by the Condominium documents to require a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

Time Submitted for Recording
Date 10-25 2014 Time 3:15 pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register

In all other respects, other than as hereinbefore indicated, the original Consolidated Master Deed of Northview, a site condominium, as amended, including all Exhibits attached thereto, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: March 28, 2014

Saline Northview Condominium Association

By: Debra E. Komorowski
Debra E. Komorowski
Its: President

STATE OF MICHIGAN, COUNTY OF WASHTENAW

The foregoing document was acknowledged before me this 28th day of March, 2014, by Debra Elaine Komorowski, President of Saline Northview Condominium Association, a Michigan non-profit corporation, on behalf of the corporation.

Corey O. Tidman
, Notary Public
Livingston County, Michigan
Acting in Washtenaw County
My commission expires: 09-09-2018

COREY O. TIDMAN
Notary Public, Livingston County, MI
Acting in Washtenaw County
My Commission expires 9/09/2018

This document was prepared by
and when recorded return to:
W. Daniel Troyka
Conlin, McKenney & Philbrick, P.C.
350 S. Main Street, Suite 400
Ann Arbor, Michigan 48104-2131

Recording fee: $17.00

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