

(Non-Profit Corporations)

# ARTICLES OF ASSOCIATION

OF THE

## RUSSELL BEACH ASSOCIATION.

We, the undersigned, desiring to become incorporated under the provisions of Act No. 84, of the Public Acts of Michigan for 1921, providing for the "organization, regulation and classification of domestic corporations," etc., do hereby make, execute and adopt the following articles of association, to wit:

### ARTICLE I.

The name or title by which said corporation is to be known in law is:

RUSSELL BEACH ASSOCIATION.

### ARTICLE II.

This corporation shall proceed under section *two*, Chapter I, Part I, of the above named act.

### ARTICLE III.

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

To acquire the title to the lands on Russell Beach Flat known and designated on said plat as Lots numbered (Tennis) No. 57; (Ball Park) No. 109, and (Parks) Nos. 60 and 61 which said lots were intended by the platters of said lands to be used for the benefit of all the other owners of lots on said subdivision. To improve and control the same for the use and benefit of all owners of lots in the said Russell Beach subdivision, in townships of White Lake and Commerce, Oakland County, Michigan, and generally to create an organization for the benefit and improvement of all the lands, highways, waterways, parks and grounds of the said subdivision.

### ARTICLE IV.

The principal office or place of business shall be at Russell Beach, Township of Commerce in the county of Oakland, State of Michigan.

### ARTICLE V.

(a) The amount of assets which said corporation possesses is:

Real property:

Lots designated and numbered as Lots No. 57 (Tennis), No. 109 (Ball Park) and Nos. 60 and 61 (Parks) of Russell Beach subdivision in Township of Commerce, Oakland County, Michigan.

Personal property:

None.

(b) Said corporation is to be financed under the following general plan:

By membership fees, annual dues or assessments on assessed valuation of property owned on said plat or subdivision by members of this association, to be determined and fixed by the by-laws of this association.

Under the provisions of the above named act said corporation does not intend to issue shares of stock, said shares to be in denomination of \_\_\_\_\_ dollars each.

ARTICLE VI.

The term of existence of this proposed corporation is fixed at thirty years from the date of these articles.

ARTICLE VII.

The incorporating members of the association are as follows:

NAMES.	RESIDENCE ADDRESSES.
<u>Lesmon W. Canfield</u>	<u>Pontiac, Mich. - 63 N. Johnson Ave.</u>
<del>XXXXXXXXXXXXXXXXXXXX</del>	<del>XXXXXXXXXXXXXXXXXXXX</del>
<u>Carey B. Robinson</u>	<u>Pontiac, Mich. - 112 N. Saginaw St.</u>
<u>Benjamin J. Cleaver</u>	<u>of Briscoe Devices Corp - 212 Osman St.</u>
<del>XXXXXXXXXXXXXXXXXXXX</del>	<del>XXXXXXXXXXXXXXXXXXXX</del>
<del>XXXXXXXXXXXXXXXXXXXX</del>	<del>XXXXXXXXXXXXXXXXXXXX</del>
<u>William Singleton</u>	<u>Pontiac, Mich. - 270 Osman St.</u>
<u>Henry Kara</u>	<u>Pontiac, Mich. - 248 S. Parke St.</u>
<u>Robert Mc Hugh</u>	<u>Pontiac, Mich. - 217 Auburn Ave.</u>
<u>Leslie Mc Chesney</u>	<u>Pontiac, Mich. - 526 W. Barton St.</u>
<del>XXXXXXXXXXXXXXXXXXXX</del>	<del>XXXXXXXXXXXXXXXXXXXX</del>
<u>Alvy Pangborn</u>	<u>Pontiac, Mich. - 30 Florence Ave.</u>
<del>XXXXXXXXXXXXXXXXXXXX</del>	<del>XXXXXXXXXXXXXXXXXXXX</del>
<del>XXXXXXXXXXXXXXXXXXXX</del>	<del>XXXXXXXXXXXXXXXXXXXX</del>

ARTICLE VIII.

The names and addresses of the officers, trustees or directors (or attorney in fact) for the first year are as follows:

NAMES.	OFFICE.	ADDRESSES.
<u>Benjamin J. Cleaver</u>	<u>Director,</u>	<u>212 Osman St. / of Briscoe Devices Corp, Pontiac, Mich.</u>
<u>Lesmon W. Canfield</u>	<u>Director</u>	<u>63 N. Johnson Ave., Pontiac, Mich.</u>
<u>Carey B. Robinson</u>	<u>Director</u>	<u>112 N. Saginaw St., Pontiac, Mich.</u>
<u>Alvy Pangborn</u>	<u>Director</u>	<u>30 Florence Ave., Pontiac, Mich.</u>
<u>William Singleton</u>	<u>Director</u>	<u>270 Osman St., Pontiac, Mich.</u>
<u>Carey B. Robinson</u>	<u>President</u>	) Addresses as above.
<u>William Singleton</u>	<u>Vice President</u>	
<u>Benjamin J. Cleaver</u>	<u>Secretary,</u>	
<u>Lesmon W. Canfield</u>	<u>Treasury,</u>	

ARTICLE IX.

a: The qualifications required of officers and members are as follows:

All persons owning a lot or lots in the Russell Beach subdivision are qualified to become members of this association and such membership shall cease on failure of any such person to own property on said subdivision.

ARTICLE X.

Any other statement required by law or desired by the incorporators to be included in the articles.

The officers of this association shall consist of a President, Secretary and Treasurer, who shall be elected by the Board of Directors from among their number.

In Witness Whereof, We, the parties designated, as provided by law, by the parties associating as shown under Article VII of these articles, for the purpose of giving legal effect to these articles, hereunto sign our names this 8th day of August, A.D. 1922.

Leamon W. Canfield, Henry Karn, William Singleton, Alvy Pangborn, Carey B. Robinson, Leslie Mc Chesney, Benjamin J. Cleaver, Hubert Mc Hugh.

STATE OF MICHIGAN.

County of Oakland.

On this 8th day of August, A.D. 1922, before me, a Notary Public in and for said County.

personally appeared Leamon W. Canfield, Henry Karn, William Singleton, Alvy Pangborn, Carey B. Robinson, Leslie Mc Chesney, Benjamin J. Cleaver, Hubert Mc Hugh.

known to me to be the persons named in, and who executed the foregoing instrument, and severally acknowledged that they executed the same freely and for the intents and purposes therein mentioned.

Chas. A. Richmond

Notary Public, Oakland County, Michigan

My commission expires

1922

Corporation Division

1922

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ORIGINAL

Form 306-14-22-3M

MICHIGAN  
ARTICLES OF ASSOCIATION

(Non-Profit Corporation)

OF

RUSSELL BEACH ASSOCIATION.

Under Act No. 84, Public Acts, 1921

(This blank prepared by Charles J. DeFard, Secretary of State.)

RECEIVED

AUG 14 1922

DEPARTMENT OF STATE

M I C H I G A N

SEPT 2 1922  
SECRETARY OF STATE  
Corporation Division  
Department of State,  
Lansing, Michigan.

INSTRUCTIONS FOR PREPARING ARTICLES  
OF ASSOCIATION OF NON-PROFIT  
CORPORATIONS.

Corporations whose purposes do not include the trans-  
action of commercial or other business for a direct pecuni-  
ary profit to the members or stockholders, shall be  
governed by the provisions of this chapter in addition to  
such other provisions of this act as may be applicable  
hereto. Provided, that such corporations may transact  
business upon the cooperative plan, if done without direct  
pecuniary profit to the members or stockholders. Such cor-  
porations may be organized upon either a stock share basis  
or upon a non-stock basis, and the membership therein may  
be limited either as to number or qualifications as fixed in  
the articles or by-laws.

If organized upon a stock share plan the shares of such  
corporations shall be of denominations of ten dollars, or  
a multiple of ten dollars, but shall not exceed one hundred  
dollars.

The property and lawful business of such corporations  
shall be held and managed by a board of trustees or di-  
rectors. No such board shall be less than three in number,  
and each such trustee or director shall be a member or stock-  
holder of such corporation as the case may be.

No corporation organized for non-profit shall be capital-  
ized for an amount in excess of the sum of money necessary  
to carry out its purposes, including the purchase or leasing  
of such property as may be required for its offices or in the  
lawful business affairs, the payment of salaries and expenses  
of its officers for a period not exceeding five years from the  
time of incorporation, and the estimated expense of con-  
ducting and sustaining its purposes aside from annual  
or other periodical contributions from sources other than  
the revenue derived from annual membership fees, and no  
such corporation shall hereafter be capitalized at more than  
five hundred thousand dollars without the consent and  
approval of the Michigan Securities Commission created by  
Act No. 40 of the Public Acts of 1919, after a hearing upon  
the merits and necessities thereof.

The provisions of this chapter shall be held to apply to all  
associations, societies and corporations of the nature of

clubs, boards of trade and commerce, associations of persons  
engaged in the same or allied professions, trades, occupations  
and industries, where such persons desire to associate for  
mutual benefit, comfort or instruction not involving direct  
pecuniary profit; and to societies for the advancement of per-  
ticular scientific or sociological, political views or opinions,  
the collection and dissemination of historical or scientific  
facts, the advancement of literature, cultivation of art, the  
prevention of cruel and inhuman practices, and to any other  
such society whether enumerated herein or not, so long as  
the purpose or purposes thereof are lawful, and not for direct  
pecuniary profit of the members. Provided, That any in-  
stitution or society heretofore incorporated and now existing  
whose purpose is to provide for the relief of distressed men-  
bers, mitigation of the sick, burial of the dead, and the pay-  
ment of a voluntary sick or burial benefit, to or for members,  
not exceeding in all the sum of one hundred fifty dollars on  
account of any one member, or the buying and selling of  
products, for the members without direct pecuniary profit  
to the association or its members may operate under this  
chapter as a non-profit corporation.

When there are more than three incorporators or sub-  
scribers they may, by suitable resolution adopted at the  
organization meeting, designate any three among them-  
selves to sign and acknowledge the articles for themselves  
and for the remainder of such incorporators or subscribers,  
in which case the copy of the resolutions, duly verified by the  
person acting as secretary of such meeting shall accompany  
the articles.

All articles of association must be executed in triplicate  
and accompanied by following fees: filing, examining and  
certifying articles--\$5.00; franchise fee--\$10.00. Three-  
fold checks will not be accepted.

It is recommended that the blanks furnished by the  
Secretary of State be used in all cases. The price of blanks  
is twenty-five cents per set of three.