

878 30

(Non-Profit Domestic Corporations)  
**ARTICLES OF INCORPORATION**  
OF

VALLEY STREAM SUBDIVISION ASSOCIATION

(Name of Corporation)

These Articles of Incorporation are signed by the Incorporators for the purpose of forming a non-profit corporation pursuant to the provisions of Act 327, Public Acts of 1931, as amended, and Act 284, Public Acts of 1972, as follows:

**ARTICLE I**

The name of the corporation is VALLEY STREAM SUBDIVISION ASSOCIATION

**ARTICLE II**

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

This corporation 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 architectural control of the residents' lots in the common areas within the certain tract of property described as:

Valley Stream Subdivision part of the southeast quarter of section 9, town 3 north range 11 east, Avon Township, Oakland County, Michigan as recorded in Liber 164 of Plats pages 21, 22 and 23 - Oakland County Records.

And to promote the health, safety and welfare of the residents within the above described property and for this purpose (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in the building and use restrictions for Valley Stream Subdivision as recorded in Liber \* pages through inclusive Oakland County Records and in that certain agreement for subdivision open space plan made and entered into between the Township of Avon, Oakland County, Michigan and E.V.A. Associates, a Michigan co-partnership, which agreement is recorded in Liber 7443 page 39-44 Oakland County Records both hereinafter referred to collectively as declaration. (b) fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the declaration to pay all expenses in connection therewith all office and other expenses incident to the conduct of the business of the corporation including all licenses, taxes or governmental charges levied or imposed (conclusion attached)

**ARTICLE III**

Said corporation is organized upon a non stock basis.  
(Stock-share or non-stock)

(a)

(If upon a stock-share basis fill in the following)

The total number of shares of stock which the corporation shall have authority to issue is \_\_\_\_\_ of the par value of \$ \_\_\_\_\_ per share.

A statement of all or any of the designations and the powers, preferences and rights, and the qualifications, limitations or restrictions thereof is as follows: \_\_\_\_\_

\*Liber 7443 Pages 22 through 38  
Liber 7449 Pages 601 through 617  
Liber 7474 Pages 145 through 147

*de*

(b)

(If upon a non-stock basis strike-out paragraph (a) above and fill in the following)

The amount of assets which said corporation possesses is:

\*Real Property: Valley Stream Park and Oakstone Park, Valley Stream  
Subdivision part of the southeast quarter of section 9, town 3  
north, range 11 east, Avon Township, Oakland County, Michigan, as  
recorded in Liber 164 Plats, pages 21, 22 and 23, Oakland County Records.  
 \*Personal Property: NONE 25,000

\*(Give description and value. If none, insert "none")

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

Assessment of members

ARTICLE IV.

The address of the initial registered office is

375 South Eton Road Birmingham Michigan 48012  
(No. and Street) (Town or City) (Zip Code)

The mailing address of the initial registered office is (need not be completed unless different from the above address):

\_\_\_\_\_  
(No. and Street) (Town or City) Michigan (Zip Code)

The name of the initial resident agent at the registered office is

JOHN A. THEISEN

ARTICLE V.

The names and addresses of the incorporators are as follows:

Names	Residence or Business Address
<u>JOHN A. THEISEN</u>	<u>375 South Eton Road, Birmingham, MI 48012</u>
<u>GAIL C. FOCO</u>	<u>375 South Eton Road, Birmingham, MI 48012</u>
<u>ERNEST L. GRYKA</u>	<u>375 South Eton Road, Birmingham, MI 48012</u>

ARTICLE VI.

The names and addresses of the first board of directors (or trustees) are as follows:

NAMES	RESIDENCE OR BUSINESS ADDRESS
JOHN A. THEISEN	375 South Eton Road, Birmingham, MI 48012
GAIL C. FOCO	375 South Eton Road, Birmingham, MI 48012
ERNEST L. GRYKA	375 South Eton Road, Birmingham, MI 48012

ARTICLE VII.

(Here insert any desired additional provisions authorized by the Acts)

See attached as follows.

IN WITNESS WHEREOF, the undersigned, the incorporators of the above-named corporation, have hereunto signed these Articles of Incorporation on this 27th day of November 19 79

*John A. Theisen*  
 \_\_\_\_\_  
 JOHN A. THEISEN

*Ernest L. Gryka*  
 \_\_\_\_\_  
 ERNEST L. GRYKA

*Gail C. Foco*  
 \_\_\_\_\_  
 GAIL C. FOCO

(See instructions on Reverse Side)

151170

ARTICLE II - CONCLUDED

against the property of the corporation; (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 corporation; (d) borrow money and with the assent of two-thirds of the members of the board of directors, mortgage, pledge, deed and trust or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred; (e) have and to exercise any and all powers, rights, and privileges which the corporation organized under the Non-Profit Corporation Law of the State of Michigan by law may now or hereafter have or exercise.

ARTICLE VII - CONCLUDED

A. 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 corporation in accordance with the declaration including contract sellers shall be a member of the corporation. 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 corporation.

B. Voting rights. The corporation shall have two classes of voting membership. Class A.- Class A members shall be all owners with the exception of E.V.A. Associates or its successors. Class A members shall not be entitled to vote until such time as 80% or more of the lots in said subdivision have been sold by E.V.A. Associates or its successors and assigns. Class B - the Class B members shall be E.V.A. Associates or its successors and assigns and shall be entitled to appoint the board of directors of this corporation until such time as 80% of the lots in the said subdivision have been sold. Thereafter Class B membership shall cease.

C. Board of Directors. The affairs of this corporation shall be managed by a board of not less than three members nor more than fifteen members who shall be members of the corporation.

(Please do not write in spaces below — for Department use)

MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU	
Date Received	<p style="text-align: center;"><b>FILED</b></p> <p style="text-align: center;">JAN 16 1980</p> <p style="text-align: center;"><i>Jessie V. Kuylenstierna</i> DIRECTOR MICHIGAN DEPARTMENT OF COMMERCE</p>
NOV 30 1979	

C & S-102

**INFORMATION AND INSTRUCTIONS**

**Articles of Incorporation—Non-Profit Corporations  
(Excluding Ecclesiastical Corporations)**

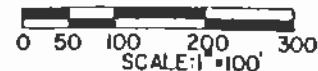
1. Article II should state, in general terms, the specific purpose or object for which the corporation is organized.
2. Article V—At least three incorporators are required. Article VI—At least three directors (or trustees) are required. The addresses should include a street number and name (or other designation), in addition to the name of the city and state.
3. The duration of the corporation should be stated in the Articles only if the duration is not perpetual.
4. The Articles must be signed in ink by each incorporator. The names of the incorporators as set out in Article V should correspond with the signatures.
5. An effective date, not later than 90 days subsequent to the date of filing, may be stated in the Articles of Incorporation.
6. One original copy of the Articles is required. A true copy will be prepared by the Corporation and Securities Bureau and returned to the person submitting the Articles for filing.
7. FEES: \$10.00 filing plus \$10.00 franchise; total \$20.00. Checks or money orders should be made payable to the State of Michigan.
8. Mail Articles of Incorporation and fees to:

Michigan Department of Commerce  
Corporation and Securities Bureau  
Corporation Division  
P. O. Drawer C  
Lansing, Michigan 48904

*File of Corporation*

# "VALLEY STREAM"

A PART OF THE SE 1/4 OF SECTION 9, T4N, R11E, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN



RAD-473 19 ARC-85 44  
 $\Delta=10^{\circ}20'43''$  CHD-65.31  
 BRG-S04^{\circ}49'38.5"W

RAD-366 70 ARC-111 00  
 $\Delta=18^{\circ}00'38''$  CHD-111.00  
 BRG-S09^{\circ}51'02"E

RAD-240 00 ARC-111 00  
 $\Delta=26^{\circ}30'00''$  CHD-110.02  
 BRG-S03^{\circ}15'00"E

RAD-695 00 ARC-178 08  
 $\Delta=14^{\circ}43'52''$  CHD-177.60  
 BRG-S09^{\circ}09'34"E

RAD-755 00 ARC-195 12  
 $\Delta=14^{\circ}48'27''$  CHD-194.58  
 BRG-N09^{\circ}05'46.5"W

RAD-564 97 A  
 $\Delta=18^{\circ}45'22''$  CHD-110.00  
 BRG-N08^{\circ}04'56"W

RAD-180 00 ARC-103 39  
 $\Delta=32^{\circ}54'39''$  CHD-101.98  
 BRG-N00^{\circ}02'40.5"W



LOCATION MAP  
 SCALE: 1"=2,000'

**LEGEND:**

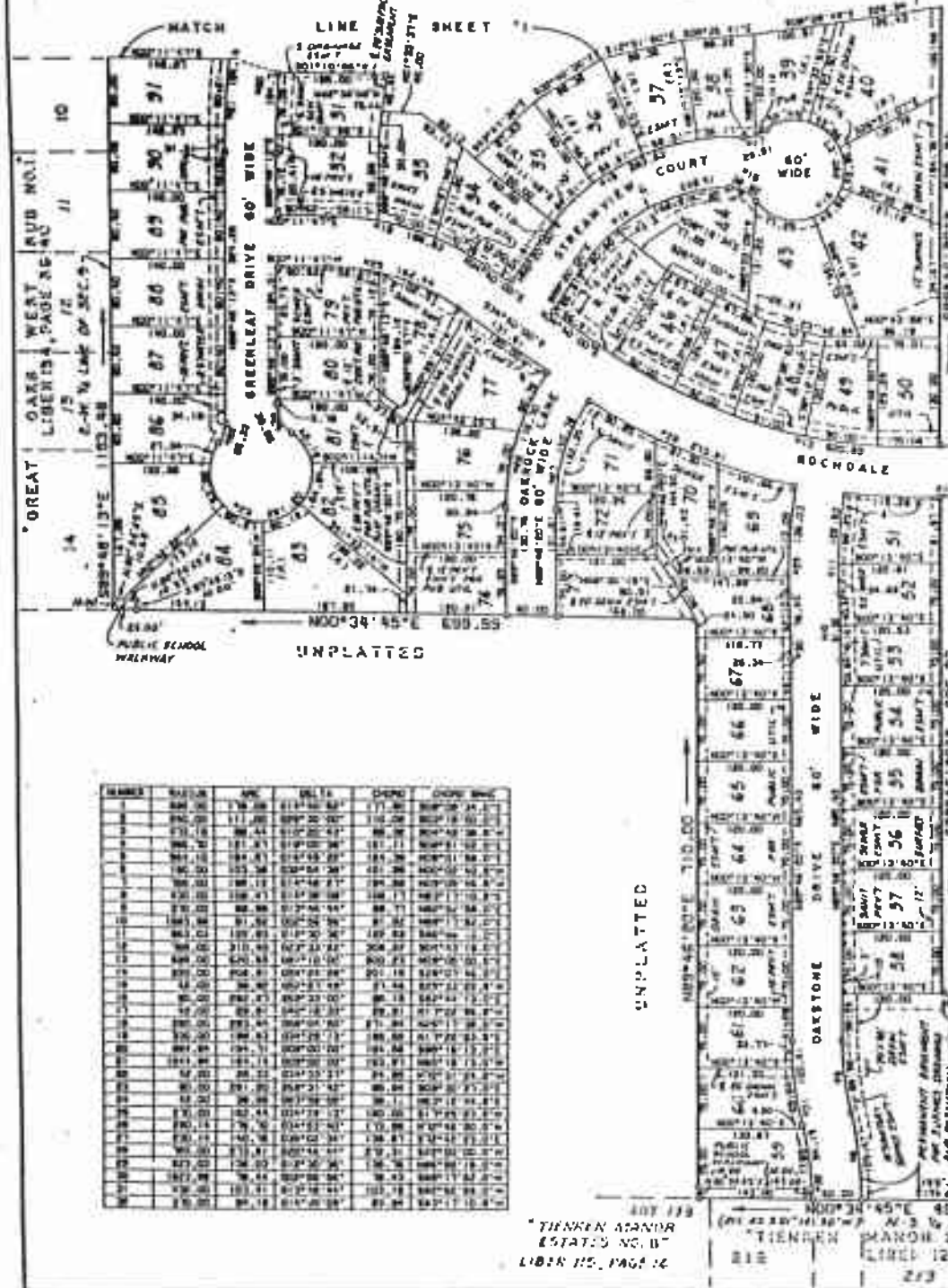
BEARINGS FOR THIS SUBDIVISION TO AGREE WITH THE SOUTHERLY LIM OAKS WEST SUBDIVISION NO. 1" LI FACE 39.40 OF PLATS, OAKLAND CO RECORDS.

ALL DIMENSIONS ARE GIVEN IN FEET. CURVE DISTANCES SHOWN ARE MEASURABLE ARC OF CURVE.

THE SYMBOL "o" INDICATES A CONCURENT.

ALL LOT MARKERS ARE STEEL BARS AND 1/2" DIAMETER.

(R) INDICATES RADIAL LINE.



NO.	NAME	ACRES	AREA	PERCENT	DEPT.	OWNER	REMARKS
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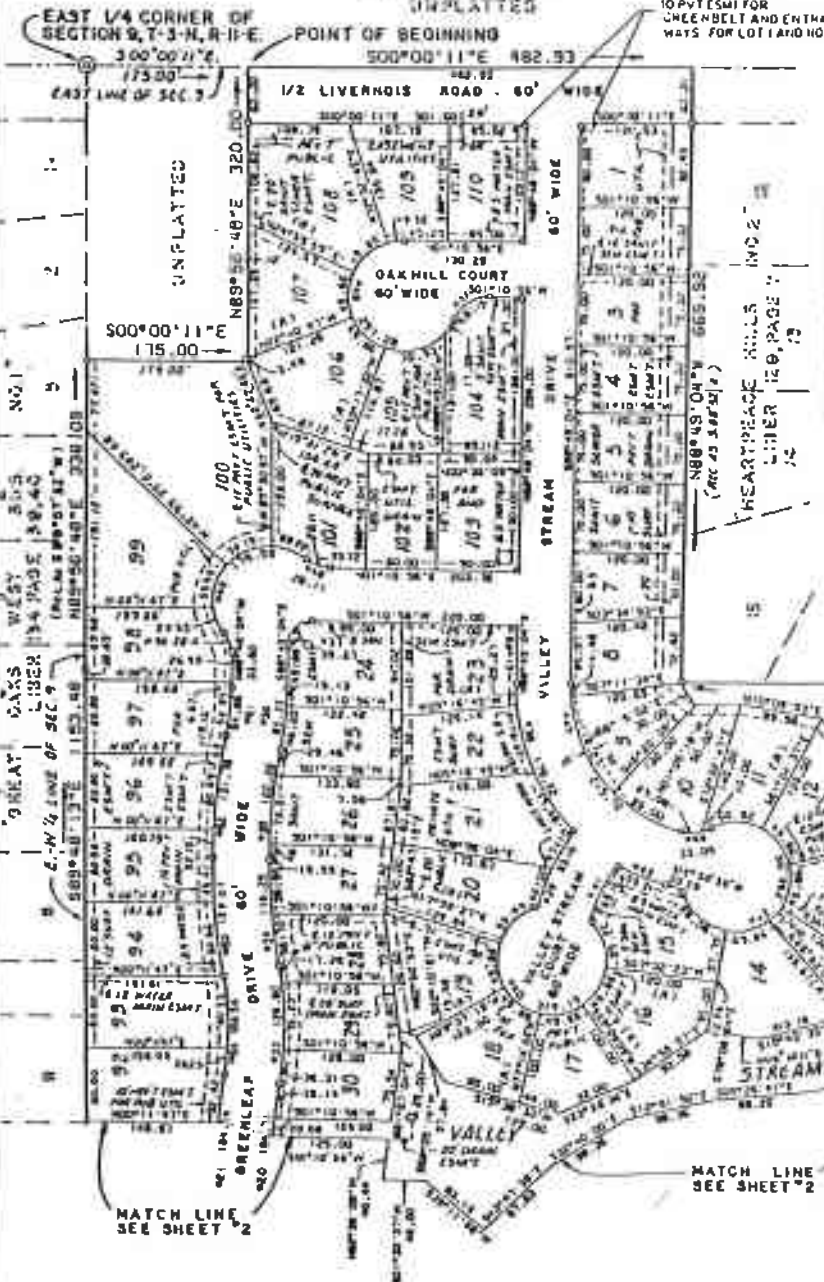
"TIENREN MARSH ESTATES NO. 11" LIBER 115, PAGE 14



**GWE**  
 Giffels-Webster Engin  
 Consulting Engineers and Surveyors  
 2751 North Adams Road • Pontiac, MI  
 Phone: 313/907-9100 • FAX: 313/907-9101

# "VALLEY STREAM"

A PART OF THE SE 1/4 OF SECTION 9, T-3-N, R-11-E  
AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN.



**NOTES:**

LOTS 1, 108, 109 AND 110 SHALL NOT HAVE VEHICULAR ACCESS TO LIVERNOIS ROAD.

STATION	ANGLE	ARC	BEARING	CHORD BEARING
1	100°00'11"E	175.00	100°00'11"E	175.00
2	100°00'11"E	175.00	100°00'11"E	175.00
3	100°00'11"E	175.00	100°00'11"E	175.00
4	100°00'11"E	175.00	100°00'11"E	175.00
5	100°00'11"E	175.00	100°00'11"E	175.00
6	100°00'11"E	175.00	100°00'11"E	175.00
7	100°00'11"E	175.00	100°00'11"E	175.00
8	100°00'11"E	175.00	100°00'11"E	175.00
9	100°00'11"E	175.00	100°00'11"E	175.00
10	100°00'11"E	175.00	100°00'11"E	175.00
11	100°00'11"E	175.00	100°00'11"E	175.00
12	100°00'11"E	175.00	100°00'11"E	175.00
13	100°00'11"E	175.00	100°00'11"E	175.00
14	100°00'11"E	175.00	100°00'11"E	175.00
15	100°00'11"E	175.00	100°00'11"E	175.00
16	100°00'11"E	175.00	100°00'11"E	175.00
17	100°00'11"E	175.00	100°00'11"E	175.00
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20	100°00'11"E	175.00	100°00'11"E	175.00
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22	100°00'11"E	175.00	100°00'11"E	175.00
23	100°00'11"E	175.00	100°00'11"E	175.00
24	100°00'11"E	175.00	100°00'11"E	175.00
25	100°00'11"E	175.00	100°00'11"E	175.00
26	100°00'11"E	175.00	100°00'11"E	175.00
27	100°00'11"E	175.00	100°00'11"E	175.00
28	100°00'11"E	175.00	100°00'11"E	175.00
29	100°00'11"E	175.00	100°00'11"E	175.00
30	100°00'11"E	175.00	100°00'11"E	175.00

1, DAVID FAMIACITA, SURVEYOR, CERTIFIED, THAT I HAVE SURVEYED, DIVIDED AND PLATTED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS: "VALLEY STREAM", A PART OF THE SOUTHWEST 1/4 OF SECTION 9, T-3-N, R-11-E, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE FULLY DESCRIBED:

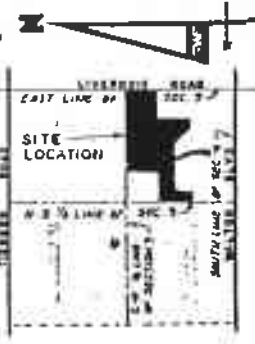
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 9, THENCE S. 89°28'17". 175.00 FEET ALONG THE EAST LINE OF SAID SECTION 9, TO THE POINT OF BEGINNING; THENCE CONTAINING SAID EAST SECTION 9, S. 89°00'11" 482.83 FEET TO THE NORTHEAST CORNER OF "HEART PEACE HILLS NO. 7"; AS RECORDED IN LINDER 128, PAGE 7 OF PLATS, OAKLAND COUNTY, MICHIGAN RECORDS; THENCE N. 89°43'24". 488.92 FEET ALONG THE NORTH LINE OF SAID "HEART PEACE HILLS NO. 7"; THENCE S. 00°30'13". 430.00 FEET ALONG THE WEST LINE OF SAID "HEART PEACE HILLS NO. 7" TO THE CENTER OF THE SARGENT CREEK; THENCE N. 83°10'00". 145.00 FEET ALONG THE CENTER OF THE SARGENT CREEK; THENCE N. 00°30'13". 40.40 FEET; THENCE N. 89°28'17". 125.00 FEET; THENCE N. 24°30'00". 138.48 FEET; THENCE S. 89°43'24". 125.94 FEET; THENCE ALONG A CURVE TO THE LEFT 174.88 FEET, SAID CURVE HAVING A RADIUS OF 485.00 FEET, CENTRAL ANGLE OF 14°40'23". AND LONG CHORD BEARING S. 89°39'14". 121.40 FEET; THENCE S. 14°40'23". 112.45 FEET; THENCE ALONG A CURVE TO THE RIGHT 111.98 FEET, SAID CURVE HAVING A RADIUS OF 342.00 FEET, CENTRAL ANGLE OF 14°30'00" AND LONG CHORD BEARING S. 01°13'08". 110.82 FEET; THENCE ALONG A CURVE TO THE LEFT 85.44 FEET, SAID CURVE HAVING A RADIUS OF 475.18 FEET, CENTRAL ANGLE OF 18°10'43" AND LONG CHORD BEARING S. 04°48'38.5". 85.32 FEET; THENCE ALONG A CURVE TO THE LEFT 121.47 FEET, SAID CURVE HAVING A RADIUS OF 344.30 FEET, CENTRAL ANGLE OF 19°30'18" AND LONG CHORD BEARING S. 89°31'04". 121.11 FEET; THENCE S. 89°31'04". 100.00 FEET; THENCE N. 00°30'13". 11.00 FEET; THENCE ALONG A CURVE TO THE RIGHT 184.37 FEET, SAID CURVE HAVING A RADIUS OF 544.37 FEET, CENTRAL ANGLE OF 14°45'22" AND LONG CHORD BEARING N. 00°30'13". 184.18 FEET; THENCE ALONG A CURVE TO THE LEFT 103.19 FEET, SAID CURVE HAVING A RADIUS OF 180.00 FEET, CENTRAL ANGLE OF 32°34'18" AND LONG CHORD BEARING S. 00°32'48.3". 101.38 FEET; THENCE N. 14°30'00". 412.45 FEET; THENCE ALONG A CURVE TO THE RIGHT 155.17 FEET, CENTRAL ANGLE OF 14°48'21" AND LONG CHORD BEARING S. 01°25'46.5". 154.18 FEET; THENCE S. 89°44'20". 486.92 FEET; THENCE S. 15°00'00". 144.30 FEET; THENCE S. 00°34'45". 85.90 FEET TO THE CENTER OF THE SARGENT CREEK; THENCE N. 74°42'18". 220.84 FEET ALONG THE CENTER OF SARGENT CREEK TO A POINT ON THE EAST LINE OF "TERRIER HARBOR ESTATES NO. 12", AS RECORDED IN LINDER 129, PAGE 10 OF PLATS, OAKLAND COUNTY, MICHIGAN RECORDS, ALSO BEING THE S.-E. 1/4 LINE OF SAID SECTION 9; TO THE SOUTHWEST CORNER OF SAID "TERRIER HARBOR ESTATES NO. 12" AND N.-E. 1/4 LINE, AND EAST LINE OF SAID "TERRIER HARBOR ESTATES NO. 8", AS RECORDED IN LINDER 115, PAGE 14 OF PLATS, OAKLAND COUNTY, MICHIGAN RECORDS; THENCE N. 89°44'20". 110.00 FEET; THENCE N. 89°34'45". 488.92 FEET TO THE SOUTHWEST CORNER OF "GREAT OAKS WEST SUBDIVISION NO. 1", AS RECORDED IN LINDER 134, PAGES 18 AND 48 OF PLATS, OAKLAND COUNTY, MICHIGAN RECORDS, ALSO BEING A POINT ON THE S.-E. 1/4 LINE OF SAID SECTION 9; THENCE THE FOLLOWING TWO CORNERS ARE THE SOUTHWEST CORNER OF SAID "GREAT OAKS WEST SUBDIVISION NO. 1" AND S.-E. 1/4 LINE OF SECTION 9: (1) S. 89°48'13". 1155.48 FEET, AND (2) N. 89°54'48". 338.88 FEET; THENCE S. 00°09'11". 175.00 FEET; THENCE N. 89°54'48". 120.00 FEET TO THE POINT OF BEGINNING AND COMPRISING LOTS 1 THROUGH 30, INCLUSIVE, VALLEY STREAM PARK AND HARBOR PARK AND CONTAINING 47.12 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECT OF THE OWNERS OF SUCH LAND.  
THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR PART OF THE LAND SURVEYED AND THE SUBDIVISION ABOVE IT.  
THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN 1 GROUND ON THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY SECTION 125 OF THE ACT.  
THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY SECTION 126 OF THE ACT.  
THAT THE BEARING SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY SECTION 126 (3) OF THE ACT AND AS EXPLAINED IN THE LEGEND.

DATE 6-7-70

GIFFELS-WEBSTER ENGINEERS, INC.  
2731 NORTH ADAMS ROAD  
PONTIAC, MICHIGAN 48057

DAVID FAMIACITA, S. 123 117433  
SECRETARY



**LEGEND:**

BEARINGS FOR THIS SUBDIVISION ESTABLISHED TO AGREE WITH THE SOUTHERLY LINE OF "GREAT OAKS WEST SUBDIVISION NO. 1" LINDER 134, PAGE 39, 48 OF PLATS, OAKLAND COUNTY RECORDS.

ALL DIMENSIONS ARE GIVEN IN FEET. CURVE DISTANCES SHOWN ARE MEASURED ALONG ARC OF CURVE.

THE SYMBOL "O" INDICATES A CONCRETE MONUMENT.

ALL LOT MARKERS ARE STEEL BARS 1/2" LONG AND 1/2" DIAMETER.

(R) INDICATES RADIAL LINE.

LOCATION MAP  
SCALE: 1" = 2,000'

**GWE** Giffels-Webster Engineers, Inc.  
2731 North Adams Road • Pontiac, Michigan • Phone 313/862-9100 or 313/766-1200

