



## Department of Licensing and Regulatory Affairs



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## CORPORATE ENTITY DETAILS

**Searched for:** FOX RUN GREEN HOMEOWNERS'S ASSOCIATION, INC.

**ID Num:** 741054

**Entity Name:** FOX RUN GREEN HOMEOWNERS'S ASSOCIATION, INC.

**Type of Entity:** Domestic Nonprofit Corporation

**Resident Agent:** DEBI MICALLEF

**Registered Office Address:** 27676 CHERRY HILL RD SUITE 102GARDEN CITY MI 48135

**Mailing Address:** P.O. Box 2378 GARDEN CITY MI 48135

**Formed Under Act Number(s):** 284-1972 327-1931

**Incorporation/Qualification Date:** 12-16-1977

**Jurisdiction of Origin:** MICHIGAN

**Number of Shares:** 1,000

**Year of Most Recent Annual Report:** 12

**Year of Most Recent Annual Report With Officers & Directors:** 12

**Status:** ACTIVE **Date:** Present

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<b>MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU</b>	
<p><b>(FOR BUREAU USE ONLY)</b></p> <div style="text-align: center; font-size: 2em; font-weight: bold; margin: 20px 0;">FILED</div> <div style="text-align: center; font-size: 1.2em; font-weight: bold; margin: 5px 0;">NOV 09 1988</div> <div style="text-align: center; font-size: 0.8em;">                 Administrator                  MICHIGAN DEPT. OF COMMERCE                  Corporation &amp; Securities Bureau             </div>	<p style="text-align: center; font-size: 0.8em;">Date Received</p> <div style="text-align: center; font-size: 1.2em; font-weight: bold; margin: 5px 0;">NOV 03 1988</div>

**CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION**  
**For use by Domestic Corporations**

(Please read instructions and Paperwork Reduction Act notice on last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, as amended (profit corporations), or Act 162, Public Acts of 1982, as amended (nonprofit corporations), the undersigned corporation executes the following Certificate:

1. The present name of the corporation is:	FOX RUN GREEN HOMEOWNER'S ASSOCIATION, INC.							
2. The corporation identification number (CID) assigned by the Bureau is:	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">7</td> <td style="width: 20px; text-align: center;">4</td> <td style="width: 20px; text-align: center;">1</td> <td style="width: 20px; text-align: center;">-</td> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">5</td> <td style="width: 20px; text-align: center;">4</td> </tr> </table>	7	4	1	-	0	5	4
7	4	1	-	0	5	4		
3. The location of its registered office is:								
30100 Telegraph Road, Suite 221	Birmingham							
(Street Address)	(City)							
	Michigan 48010							
	(ZIP Code)							

4. Article XII of the Articles of Incorporation is hereby amended to read as follows:

*Volunteer*

A Director of the Corporation shall not be personally liable to the Corporation or its members for monetary damages for breach of fiduciary duty as a Director, except for liability (i) for any breach of the Director's duty of loyalty to the Corporation or its members, (ii) for acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law, (iii) a violation of Section 551(1) of the Michigan Business Corporation Act, or (iv) for any transaction from which the Director derived any improper personal benefit. If the Michigan Business Corporation Act is amended after approval by the members of this provision to authorize corporate action further eliminating or limiting the personal liability of Directors, then the liability of a Director of the Corporation shall be eliminated or limited to the fullest extent permitted by the Michigan Business Corporation Act, as so amended.

This Corporation assumes all liability to any person other than the Corporation or its members for all acts or omissions of a volunteer Director occurring on or after January 1, 1988.

Any repeal or modification of the foregoing paragraph by the members of the Corporation shall not adversely affect any right or protection of a Director of the Corporation existing at the time of such repeal or modification.

*mm*



5. COMPLETE SECTION (a) IF THE AMENDMENT WAS ADOPTED BY THE UNANIMOUS CONSENT OF THE INCORPORATOR(S) BEFORE THE FIRST MEETING OF THE BOARD OF DIRECTORS OR TRUSTEES; OTHERWISE, COMPLETE SECTION (b)

a.  The foregoing amendment to the Articles of Incorporation was duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, in accordance with the provisions of the Act by the unanimous consent of the incorporator(s) before the first meeting of the board of directors or trustees.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Signatures of all incorporators; type or print name under each signature)

b.  The foregoing amendment to the Articles of Incorporation was duly adopted on the 5<sup>th</sup> day of October, 1988. The amendment: (check one of the following)

was duly adopted in accordance with Section 611(2) of the Act by the vote of the shareholders if a profit corporation, or by the vote of the shareholders or members if a nonprofit corporation, or by the vote of the directors if a nonprofit corporation organized on a nonstock directorship basis. The necessary votes were cast in favor of the amendment.

was duly adopted by the written consent of all the directors pursuant to Section 525 of the Act and the corporation is a nonprofit corporation organized on a nonstock directorship basis.

was duly adopted by the written consent of the shareholders or members having not less than the minimum number of votes required by statute in accordance with Section 407(1) and (2) of the Act. Written notice to shareholders or members who have not consented in writing has been given. (Note: Written consent by less than all of the shareholders or members is permitted only if such provision appears in the Articles of Incorporation.)

was duly adopted by the written consent of all the shareholders or members entitled to vote in accordance with Section 407(3) of the Act.

Signed this 5<sup>th</sup> day of October, 1988

By Thomas Lebovic  
(Signature)

Thomas Lebovic  
(Type or Print Name)

President  
(Type or Print Title)

**DOCUMENT WILL BE RETURNED TO NAME AND MAILING ADDRESS INDICATED IN THE BOX BELOW.** Include name, street and number (or P.O. box), city, state and ZIP code.

WEINGARDEN & HAUER, P.C.  
 30100 TELEGRAPH ROAD, SUITE 221  
 BIRMINGHAM, MI 48010

Name of person or organization  
 remitting fees:

Fox Run Green Homeowner's  
 Association, Inc.

Preparer's name and business  
 telephone number:

Larry A. Weingarden  
( 313 ) 258-0800

**INFORMATION AND INSTRUCTIONS**

1. This form is issued under the authority of Act 284, P.A. of 1972, as amended, and Act 162, P.A. of 1982, as amended. The amendment cannot be filed until this form, or a comparable document, is submitted.
2. Submit one original copy of this document. Upon filing, a microfilm copy will be prepared for the records of the Corporation and Securities Bureau. The original copy will be returned to the address appearing in the box above as evidence of filing.  
 Since this document must be microfilmed, it is important that the filing be legible. Documents with poor black and white contrast, or otherwise illegible, will be rejected.
3. This document is to be used pursuant to the provisions of section 531 of the Act for the purpose of amending the articles of incorporation of a domestic profit or nonprofit corporation. Do not use this form for restated articles. A nonprofit corporation is one incorporated to carry out any lawful purpose or purposes not involving pecuniary profit or gain for its directors, officers, shareholders, or members. A nonprofit corporation organized on a nonstock directorship basis, as authorized by Section 302 of the Act, may or may not have members, but if it has members, the members are not entitled to vote.
4. Item 2 — Enter the identification number previously assigned by the Bureau. If this number is unknown, leave it blank.
5. Item 4 — The entire article being amended must be set forth in its entirety. However, if the article being amended is divided into separately identifiable sections, only the sections being amended need be included.
6. This document is effective on the date approved and filed by the Bureau. A later effective date, no more than 90 days after the date of delivery, may be stated.
7. If the amendment is adopted before the first meeting of the board of directors, item 5(a) must be completed and signed in ink by all of the incorporators listed in Article V of the Articles of Incorporation. If the amendment is otherwise adopted, item 5(b) must be completed and signed in ink by the president, vice-president, chairperson, or vice-chairperson of the corporation.
8. FEES: Filing fee (Make remittance payable to State of Michigan) ..... \$10.00  
 Franchise fee for profit corporations (payable only if authorized capital stock has increased) — ½ mill (.0005) on each dollar of increase over highest previous authorized capital stock.
9. Mail form and fee to:  
 Michigan Department of Commerce  
 Corporation and Securities Bureau  
 Corporation Division  
 P.O. Box 30054  
 Lansing, MI 48909  
 Telephone: (517) 373-0493

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: DEC 12 1977	<p style="text-align: center;"><b>FILED</b> Michigan Department of Commerce DEC 16 1977 <i>Carl H. ...</i> DIRECTOR</p>
NAME OF CORPORATION: Fox Run Green Homeowner's Association, Inc.	
CORPORATE DOCUMENT: Articles of Incorporation	

ARTICLES OF INCORPORATION

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

ARTICLE I.

The name of the corporation is FOX RUN GREEN HOMEOWNER'S ASSOCIATION, INC. ✓

ARTICLE II.

This corporation does not contemplate pecuniary gain or profit to the shareholders thereof and the specific purposes for which it is formed are to provide for maintenance and preservation of the Common Area and architectural control of the residence lots and Common Area within that certain tract of property described in Exhibit A attached hereto; to promote the health, safety and welfare of the residents within the described property and any additions thereto as may hereafter be brought within the jurisdiction of this corporation, and 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, hereafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Register of Deeds for the County of Oakland, State of Michigan, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(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 existing class of shareholders, 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 shareholders. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each existing class of shareholders agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other 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 the shareholders, except that the property described in Article VI, Section 4, of the Declaration may be annexed until December 31, 1984, by the Declarant without the consent of the shareholders, and

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

#### ARTICLE III.

The total authorized capital stock is:

(1) { Preferred shs. \_\_\_\_\_ Par Value \$ \_\_\_\_\_ }  
{ Common shs. 1,000 Par value \$ 1.00 } per share

(2) and/or shares without par value as follows:

{ Preferred Shs. \_\_\_\_\_ Stated Value \$ \_\_\_\_\_ }  
{ Common Shs. \_\_\_\_\_ Stated Value \$ \_\_\_\_\_ } per share

(3) A statement of all or any of the relative rights, preferences and limitations of the shares of each class is as follows:

(a) Stock in the corporation shall be issued to and owned only by persons or other entities who have an ownership interest in one or more residential lot(s) in any platted subdivision of the lands described in Exhibit A or of other lands subsequently made subject to the jurisdiction of the corporation.

(b) Shares shall be issued to and owned by Pulte Homes of Michigan Corporation, a Michigan Corporation, on the basis of three (3) shares for each lot in which it has an ownership interest and by all others on the basis of one (1) share for each lot owned. Each time that Pulte Homes of Michigan Corporation conveys title to any lot it owns, Pulte Homes of Michigan Corporation shall surrender three (3) shares of stock for cancellation and one (1) share shall be issued to the new owner or owners.

(c) Stockholders shall be entitled to one (1) vote for each share of stock.

(d) Pulte Homes of Michigan Corporation shall surrender for cancellation all shares owned by it which are in excess of one (1) share for each lot then owned by it either (1) when the number of shares owned by it equals the number of shares owned by all others or (2) on December 31, 1984, whichever shall first occur.

#### ARTICLE IV.

(1) The address of the initial registered office is:  
6400 Farmington Road, West Bloomfield, Michigan 48033

(2) The mailing address of the initial registered office is: 6400 Farmington Road, West Bloomfield, Michigan 48033

(3) The name of the initial resident agent at the registered office is: William J. Pulte

#### ARTICLE V.

The names and addresses of the incorporators are as follows:  
William J. Pulte, 6400 Farmington Road, West Bloomfield, Michigan 48033  
Dean G. Beier, 74 W. Long Lake Road, Bloomfield Hills, Michigan 48013  
Marilyn H. Kratt, 74 W. Long Lake Road, Bloomfield Hills, Michigan 48013

#### ARTICLE VI.

The affairs of this corporation shall be managed by a Board of from five (5) to nine (9) directors who need not be shareholders of the corporation. The number of directors may be changed by amendment of the Bylaws of the corporation. The names and addresses of

the persons who are to act in the capacity of an initial board of five (5) directors until the selection of their successors are:

William J. Pulte, 6400 Farmington Road, West Bloomfield, Michigan 48033  
Ronald G. Smith, 6400 Farmington Road, West Bloomfield, Michigan 48033  
Maureen E. Smith, 6400 Farmington Road, West Bloomfield, Michigan 48033  
Robert M. Richardson, 6400 Farmington Road, West Bloomfield, Mich. 48033  
George C. Geal, 6400 Farmington Road, West Bloomfield, Michigan 48033

At the first annual meeting the shareholders shall elect three (3) directors for a term of one year, three (3) directors for a term of two years, and three (3) directors for a term of three years, and at each annual meeting thereafter the shareholders shall elect three (3) directors for a term of three years.

#### ARTICLE VII.

The corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each existing class of shareholders. Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation 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.

#### ARTICLE VIII.

The corporation shall exist perpetually.

#### ARTICLE IX.

Amendment of these Articles shall require the assent of seventy-five percent (75%) of each existing class of shareholders.

#### ARTICLE X.

The Bylaws of this corporation may be altered, amended or now Bylaws adopted at any regular or special meeting of the shareholders by a vote of seventy-five percent (75%) of a quorum of shareholders present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments until such time as Pulte Homes of Michigan Corporation has surrendered its stock as provided for in Article III (3) (d). Until the Pulte Homes of Michigan Corporation stock has been surrendered, 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.

#### ARTICLE XI.

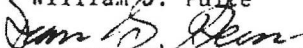
The amount of assets which said corporation possesses is:

Real property - none; Personal property - none.

This corporation is to be financed by levying assessments against its shareholders.

We, the incorporators, sign our names this 17<sup>th</sup> day of OCTOBER, 1977.

  
\_\_\_\_\_  
William J. Pulte

  
\_\_\_\_\_  
Dean G. Beier

  
\_\_\_\_\_  
Marilyn H. Kratt



EXHIBIT "A"

That part of the North 1/2 of Section 28, West Bloomfield Twp., T. 2 N., R. 9 E., Oakland County, Michigan, described as beginning at the center of said Section 28, T. 2 N., R. 9 E., and proceeding thence North 89 degrees 51 minutes 30 seconds West 658.43 feet; thence North 00 degrees 25 minutes 46 seconds East 2635.42 feet; thence North 89 degrees 37 minutes 17 seconds East 663.15 feet; thence North 89 degrees 48 minutes 07 seconds East 1326.30 feet; thence South 00 degrees 10 minutes 44 seconds West 1889.25 feet; thence North 88 degrees 46 minutes 16 seconds West 411.61 feet; thence South 00 degrees 10 minutes 44 seconds West 775.61 feet; thence North 89 degrees 22 minutes 48 seconds West 930.97 feet to the point of beginning.