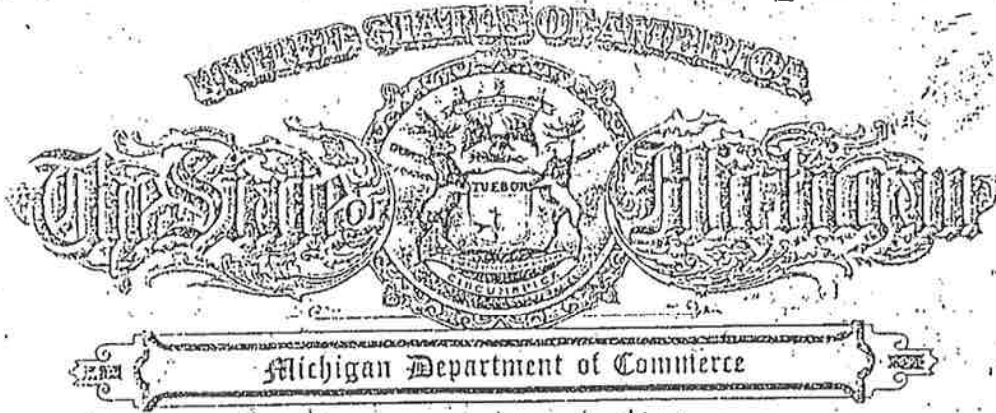


EXHIBIT C



Lansing, Michigan

To All To Whom These Presents Shall Come:

I, Norton L. Berman, Director, Michigan Department of Commerce,

Do hereby Certify That Articles of Incorporation of _____
QUALL RUN II CONDOMINIUM ASSOCIATION

were duly filed in this office on the 22nd day of June, 1981,
in conformity with Act 284, Public Acts of 1972, as amended, and Act 327, Public
Acts of 1931, as amended.

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this 22nd day
of June, 1981.

Norton L. Berman
Director

ARTICLES OF INCORPORATION
OF
QUAIL RUN II CONDOMINIUM ASSOCIATION

These Articles of Incorporation are signed and acknowledged by the incorporators for the purpose of forming a corporation not for profit under the provisions of Act No. 327 of the Public Acts of 1931, as amended, and of Act No. 284 of the Public Acts of 1972, as amended, as follows:

ARTICLE I.

The name of the corporation is:

QUAIL RUN II CONDOMINIUM ASSOCIATION ✓

ARTICLE II.

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

To provide an entity pursuant to Act no. 59 of the Public Acts of 1978, as amended, hereinafter called the "Michigan Condominium Act," for the operation of condominium properties in Oshtemo Township, Kalamazoo County, Michigan, and, in furtherance thereof:

- (a) To maintain, operate and manage the condominium buildings and improvements;
- (b) To levy and collect assessments from members to defray the costs, expenses, and losses of the condominium;
- (c) To employ personnel and to contract for the maintenance, administration and management of the condominium, and to delegate to said persons such powers and duties as are necessary therefor;
- (d) To purchase insurance upon the condominium property and to collect and allocate the proceeds thereof;

- (e) To make and enforce reasonable regulations concerning the use of the condominium property in furtherance of the master deed and by-laws;
- (F) To approve or disapprove the conveyance, mortgage and/or lease of apartments; and
- (g) In general, to carry on any other business in connection with and incident to the foregoing purposes not forbidden, and with all the powers conferred upon non-profit corporations by the laws of the State of Michigan.

All funds and the titles to all properties acquired by the corporation and proceeds thereof shall be held in trust for the members in accordance with the provisions of the by-laws of the Association.

ARTICLE III.

The location of the first registered office is:

Suite 700, 300 Ottawa N.W.
Grand Rapids, Kent County, Michigan

The post office address of the first registered office is:

700 Frey Building
Grand Rapids, Michigan 49503

The name of the first registered agent at the registered office is:

William K. Van't Hof

ARTICLE IV.

This corporation is organized upon a non-stock basis.

The amount of assets which this corporation possesses at the time of its incorporation is: Real Property: None; Personal Property: None.

This corporation is to be financed under the following general plan: by assessment of members to defray the costs, expenses and losses of the condominium.

ARTICLE V.

The names and addresses of each of the Incorporators are as follows:

<u>Name</u>	<u>Residence or Business Address</u>
Timothy J. Curtin	448 Cambridge Blvd., S.E. Grand Rapids, Michigan 49506
William K. Van't Hof	3160 Hall Street S.E. Grand Rapids, Michigan 49506
Larry J. Titley	746 San Jose S.E. Grand Rapids, Michigan 49506

ARTICLE VI.

The names and addresses of the first Board of Directors are as follows:

<u>Name</u>	<u>Residence or Business Address</u>
James B. Gustafson	89 South Lake Doster Plainwell, MI 49080
Clarence Martz, Jr.	5129 Colony Woods Drive Kalamazoo, MI 49009
Reginald E. Shave	338 Highland Court Plainwell, MI 49080

ARTICLE VII.

The term of this corporation shall be perpetual.

ARTICLE VIII.

Each co-owner of record of a Unit in the condominium, including the Developer thereof until all such units have been sold, shall be a member of the corporation and such membership shall not be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to such Unit. The subscribers hereto shall also be members of the corporation until such time as their membership shall terminate as hereinafter provided.

Each member of the corporation shall be entitled to one vote, the value of which and the manner of exercise of which are to be determined in accordance with the By-Laws of this corporation.

ARTICLE IX.

No contract or other transaction between this corporation and any other corporation, firm or association shall be subject to cancellation (other than as provided by Act 59, P.A. 1978, as amended) by the fact that any one or more of the directors or officers of this corporation are interested in or are directors or officers of such other corporation, firm or association, and any director or officer individually may be a party to or may be interested in any contract or transaction of the corporation; provided, that the contract or other transaction is fair and reasonable to the corporation when it is authorized, approved or ratified and that the material facts as to such relationship or interest are disclosed or known to the board or committee at the time it authorized, approved or ratified the contract or transaction by a vote sufficient for the purpose without counting the vote of such interested director or officer, and each and every person who may become a director or officer of the corporation is hereby relieved from any liability which might otherwise exist from contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be otherwise interested as set forth herein.

ARTICLE X.

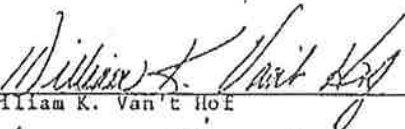
These Articles may be amended only by the affirmative vote of not less than two-thirds of the entire membership of

the corporation; provided, that in no event shall any amendment make changes in the qualifications for membership nor the voting rights of members without the unanimous consent of the membership.


ARTICLE XI.

In the event the existence of this corporation shall be terminated for any reason, all assets of the corporation shall be disbursed in accordance with applicable law except that each member shall be entitled to receive out of available funds, if any, remaining after payment of all debts and liquidation of all liabilities of the corporation, his pro-rata share of any original contributions made by members of the corporation.

We, the incorporators, sign our names this 5th day of May, 1981.



William K. Van't Hof



Larry J. Titley



Timothy J. Curtin

STATE OF MICHIGAN }
COUNTY OF KENT } ss.

On this 5th day of May, A.D., 1980, before me personally appeared Timothy J. Curtin, William K. Van't Hof and Larry J. Titley, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



Notary Public, Kent County, MI
My Commission Expires: April 17, 1983