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Florida Department of State
Division of Corporations
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****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

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FLORIDA PROFIT/NON PROFIT CORPORATION

Bonair Towers Nonprofit GP, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

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ARTICLES OF INCORPORATION

In compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I NAME

The name of the corporation shall be: Bonair Towers Nonprofit GP, Inc.

ARTICLE II PRINCIPAL OFFICE

Principal street address:

Mailing address, if different is:

4224 RENAISSANCE PRESERVE WAY

FORT MYERS, FL 33916

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: See Attached

21 JAN - 4 PM 5:51
FULTON ASSOCIATION

ARTICLE IV MANNER OF ELECTION The manner in which the directors are elected and appointed. Annual Resolutions

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

Name and Title: Joseph D'Alessandro - Director
Address: 4224 RENAISSANCE PRESERVE WAY
FORT MYERS, FL 33916

Name and Title: Doug Hogg - Director
Address: 4224 RENAISSANCE PRESERVE W/
FORT MYERS, FL 33916

Name and Title: Mattie Young - Director & VP
Address: 4224 RENAISSANCE PRESERVE WAY
FORT MYERS, FL 33916

Name and Title: Bruce Strayhorn - Director & President
Address: 4224 RENAISSANCE PRESERVE W/
FORT MYERS, FL 33916

Name and Title: Israel Suarez - Director
Address: 4224 RENAISSANCE PRESERVE WAY
FORT MYERS, FL 33916

Name and Title: Meg Geltner - Director
Address: 4224 RENAISSANCE PRESERVE W/
FORT MYERS, FL 33916

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Name and Title:	<u>Richard Fain - Director</u>	Name and Title:	<u>Marcia Davis - Officer</u>
Address	<u>4224 RENAISSANCE PRESERVE WAY</u>	Address:	<u>4224 RENAISSANCE PRESERVE WAY</u>
	<u>FORT MYERS, FL 33916</u>		<u>FORT MYERS, FL 33916</u>

Name and Title:	_____	Name and Title:	_____
Address	_____	Address:	_____
	_____		_____

ARTICLE VI REGISTERED AGENT

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name: Marcia Davis

Address: 4224 RENAISSANCE PRESERVE WAY
FORT MYERS, FL 33916

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 RECEIVED
 DEPARTMENT OF STATE
 TALLAHASSEE, FLORIDA

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

Name: Marcia Davis

Address: 4224 RENAISSANCE PRESERVE WAY
FORT MYERS, FL 33916

ARTICLE VIII EFFECTIVE DATE:

Effective date, if other than the date of filing: _____ (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five days prior or 90 days after the filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

Marcia Davis
Required Signature of Registered Agent

1/4/2021
Date

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Marcia Davis
Required Signature of Incorporator

1/4/2021
Date

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Articles of Incorporation

Article III PURPOSE

Said corporation is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, as amended, or the corresponding section of any future federal tax code; in pursuance of the foregoing purposes, the said corporation shall have the power to (a) create, own, develop, construct, operate, purchase and/or manage affordable and/or low-income and moderate-income housing in the Fort Myers, Florida area, the charges for such services to be predicated upon the provision, maintenance and operation thereof on a nonprofit basis, (b) provide community and social services to the residents of such affordable housing, (c) purchase, build, acquire and redevelop property to encompass the stated purpose, and (d) develop and otherwise foster affordable and/or low-income and moderate-income housing.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Three hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, or to the Housing Authority of the City of Fort Myers, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.