

N210000014331

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

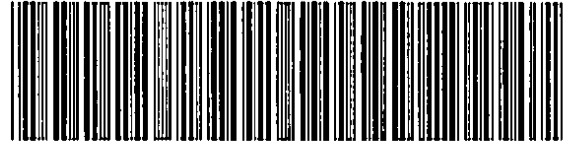
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000377934940

12/16/21--01010--013 ++70.00

B
12/20/21

SECRETARY OF STATE
2021 DEC 16 AM 10:10
FALLS CHURCH, VA

ARTICLES OF INCORPORATION
OF
CCCLT – CADENZA, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

ARTICLE I
CORPORATION NAME

The name of the Corporation is CCCLT – Cadenza, Inc.

ARTICLE II
PRINCIPAL OFFICE ADDRESS

The Corporation's principal office address is:

3200 Bailey Lane, Suite #109
Naples, FL 34105

ARTICLE III
MAILING ADDRESS

The Corporation's mailing address is:

3200 Bailey Lane, Suite #109
Naples, FL 34105

ARTICLE IV
REGISTERED AGENT

The name and address of the registered agent of the Corporation is:

Michael Puchalla
3200 Bailey Lane, Suite #109
Naples, FL 34105

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.



Michael Puchalla
December 14, 2021

SECRET
FALLS CHURCH, VA
2021 DEC 16 AM 10:10
121119

ARTICLE V
DURATION AND MEMBERSHIP

The Corporation shall have perpetual existence. The qualification for members, if any, and the manner of their admission shall be regulated by the Corporation's Bylaws.

ARTICLE VI
BOARD OF DIRECTORS

The method of selection of Directors and the number of Directors shall be as stated in the Corporation's Bylaws.

ARTICLE VII
INCORPORATOR

The name and address of the incorporator is:

Michael Puchalla
3200 Bailey Lane, Suite #109
Naples, Florida 34105

ARTICLE VIII
CORPORATE PURPOSES

The purposes for which this Corporation is formed are exclusively charitable and educational within the meaning of Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future tax code (the "Code"), and consist of the following:

1. The Corporation is to be operated exclusively for purposes that are described in Section 509(a)(3)(A) of the Code, to wit: to benefit, to perform the functions of, or to carry out the purposes of one or more organizations described in Sections 509(a)(1) or 509(a)(2) of the Code. The organization that the Corporation is to support is Collier County Community Land Trust - Master, Inc. (the "Supported Organization"), so long as the Supported Organization is recognized by the Internal Revenue Service as being described in Section 501(c)(3) and either Section 509(a)(1) or 509(a)(2) of the Code.
2. A primary function of the Supported Organization is to provide decent and affordable housing opportunities for very low, low and moderate income families and individuals that is controlled by the residents on a long term basis and to foster the availability of a combination of owner-occupied and rental housing that meets diverse needs.
3. As a supporting organization for the Supported Organization, the Corporation shall acquire, hold, develop, construct, repair, rent and/or sell affordable housing for the

2021 DEC 16 AM 10:10
STORRETT & STORRETT
TALLAHASSEE, FLORIDA

benefit of low to moderate income individuals and families and shall preserve the availability and affordability of housing for successive owners and renters through long-term ground lease covenants.

4. In the event the Supported Organization is no longer in existence or is no longer recognized by the Internal Revenue Service as being an organization described in Section 501(c)(3) of the Code and either Section 509(a)(1) or Section 509(a)(2) of the Code, then the Board of Directors shall cause the Corporation to become a supporting organization, under Section 509(a)(3) of the Code, of such other organization or organizations whose purposes are substantially similar to those for which the Supported Organization is organized and which are recognized by the Internal Revenue Service as being described in Section 501(c)(3) of the Code and either Section 509(a)(1) or Section 509(a)(2) of the Code, or shall cause the Corporation to operate so as to qualify as an organization described under either Section 509(a)(1) or Section 509(a)(2) of the Code, as the Board of Directors of the Corporation shall determine in its sole discretion.
5. All of the foregoing purposes shall be exercised exclusively in a charitable and educational manner, such that the Corporation qualifies as an exempt organization under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE IX
501(c)(3) LIMITATIONS

1. CORPORATE PURPOSES. Notwithstanding any other provision of these Articles of Incorporation, this 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.
2. EXCLUSIVITY. The Corporation is organized exclusively for charitable and educational purposes.
3. NO PRIVATE INUREMENT. The Corporation is not organized nor shall it be operated for the primary purpose of generating pecuniary gain or profit. The property, assets, profits, and net income of the Corporation are irrevocably dedicated to charitable and educational purposes, no part of which shall inure to the benefit of any private person or individual. The Corporation shall not distribute any gains, profits, or dividends to the Directors, officers, members or trustees thereof, or to any other private persons or individuals, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered in carrying out.

2021 DEC 16 4:18 PM
SECRETARY
TALLAM

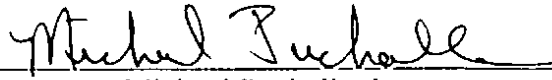
FALL 2021

ARTICLE XIII
EFFECTIVE DATE

The Effective Date of these Articles of Incorporation shall be the date of filing with the Department of State.

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation of CCCLT - Cadenza, Inc., on this 4th day of December, 2021.

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.



Michael Puchalla, Incorporator

2021 DEC 16 AM 10:10
SECRETARY OF STATE
TALLahassee, FL