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July 31, 1995

Secretary Department of State Division of Corporations P.O.Box 6327 Tallahassee, FL 32314 900001551739 -08/02/95--01043--007 \*\*\*\*\*61.25

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RE: New filling Articles of Incorporation

Dear Sir or madam:

Enclosed please find two checks for a total amount of \$ 122.50 for filing fees for Affordable Housing Partnership, Inc.

Sincerely,

Ron E. Revales, CPA

For Affordable Housing Partnership, Inc.

Pamela Botton 1006 Greve St. Clearwater II. 34617 REPORT OF SEP 13 PM



September 7, 1995

Ms. Sharon Tala Document Specialist Supervisor Plorida Department of State Division of Corporations Post Office Box 6327 Tallahassee, Florida 32314

RE: W95000015628

Dear Ms. Tala:

Pursuant to your correspondence and request of August 3, 1995 (copy enclosed), we are returning herewith a document renaming the entity "Affordable Housing Ventures, Inc.".

Should you have any questions relative to the enclosed, or if I can be of further assistance, please call.

Sincerely,

Pamela K. Borton

President

cc: Thomas Smith Kevin Roberts

PCB\mvb syse c:\sp51\doc\south\9-7-95.st



#### FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State

August 3, 1995

PAMELA BORTON 1006 GROVE STREET CLEARWATER, FL 34617

SUBJECT: AFFORDABLE HOUSING PARTNERSHIP, INC.

Ref. Number: W95000015628

We have received your document for AFFORDABLE HOUSING PARTNERSHIP, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with a telephone number where you can be reached during working hours.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of an entity name DOES NOT constitute a difference. Please select a new name and make the substitution in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

When the document is resubmitted, please return a copy of this letter to ensure that your document is properly handled.

If you have any questions about the availability of a particular name, please call (904) 488-9000.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6924.

Sharon Tala Document Specialist Supervisor

Letter Number: 595A00036522

## ARTICLES OF INCORPORATION OF AFFORDABLE HOUSING VENTURES, INC.

#### A NONPROFIT CORPORATION

We, the undersigned, with other persons being desirous of forming a Nonprofit Corporation, under the provisions of the Nonprofit Corporation Law of the State of Florida, do agree to the following:

#### **ARTICLE 1. NAME**

The name of the Corporation shall be:

AFFORDABLE HOUSING VENTURES, INC. (D/B/A AHV, INC.)

The principal place of business of this corporation shall be: 1006 GROVE STREET, CLEARWATER, FLORIDA 34617

#### **ARTICLE 11. PURPOSE**

Said Corporation is organized exclusively for charitable, religious, educational, literary and scientific purposes within the meaning of section 501 (c) (3) of the Internal Revenue Code of 1954 or the corresponding provisions of any future United States Internal Revenue Law. Specifically, AHV, Inc. will:

- (1) Engage in activities designed to raise the economic welfare, educational and social levels of under privileged or low and moderate income residents generally throughout the United States of America, but primarily in the State of Florida;
- (2) Stimulate and encourage community economic development in minority, poor or disadvantaged communities by expanding the opportunities for residents of those communities to obtain affordable, low cost housing and to enter into business enterprises designed to improve the social and economic fabric of the low-income community;
- (3) Provide low income housing to low and moderate income area residents through acquisition, construction and or rehabilitation activities;

- (4) Cooperate with other local, state, regional or national groups in the common endeavor to advance community economic development.
- (5) Promote the purpose and effectiveness of community economic development by any and all means consistent with the public interest

Nothwithstanding any other provision of these Articles, this corporation will not carry on any other activities not permitted to be carried on by an Organization exempt from iFederal Income Tax under section 501 (c) (3) of the Internal Revenue Code of 1954 or the corresponding provisions of any future United States Internal Revenue Law.

#### **ARTICLE 111. POWERS**

In furtherance, but not in limitation of the foregoing charitable, educational, literary and scientific purposes, the corporation shall have the following powers:

- (1) To solicit, collect and receive money and other assets, and to administer funds and contributions received by grant, gift, deed, bequest or services so acquired for the purposes above mentioned;
- (2) To borrow money and to make, accept, endorse, execute and issue bonds, debentures, promissory notes, and other corporate obligations, for moneys borrowed, or in payment for property acquired or for any of the purposes of the corporation, and to secure payment of any such obligation by mortgage, pledge, deed, indenture, agreement or other instrument of trust or by other lien upon, assignment of or agreement in regard to all or any part of the property, rights or privileges of the corporation:
- (3) To invest and reinvest its funds in such mortgages, bonds, notes, debentures shares or preferred and common stock, and property, real, personal or mixed, tangible or intangible, as the corporation's board of directors shall deem advisable and as may be permitted by law;
- (4) To exercise all other rights and powers conferred upon corporations formed under the Nonprofit Corporation Law of the State of Florida, provided, however, that the corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers, including those specifically mentioned herein, that are not in furtherance of the specific and primary purposes of the corporation.
- (5) All of the foregoing purposes and powers shall be exercised exclusively for charitable, scientific, and educational purposes in such a manner so that the corporation shall qualify as an exempt organization under Section 501 (c) (3) of the Internal Revenue Code of 1954, and as amended.

#### ARTICLE 1V. FORMATION

1

The Corporation is formed solely for charitable, educational, literary and scientific purposes. The Corporation is not organized, nor shall it be operated for the primary purpose of generating pecuniary gain or profit, and it will not distribute any gains, profits, or dividends to the members thereof, or to any individual, 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 its specific and primary purposes. The property, assets, profits and net income of the corporation are irrevocably dedicated to charitable, educational, literary and scientific purposes, and no part of the profit or net income of the Corporation shall inure to the benefit of any Director, Officer, or Member thereof or to the benefit of any individual.

#### ARTICLE V. WINDING UP OR DISSOLUTION

Upon winding up and dissolution of the Corporation, the assets of the Corporation remaining after payment of, or provision for payment of, all debts and liabilities of the Corporation, shall be distributed to an organization and used exclusively to accomplish the general purposes for which this corporation is organized. If the Corporation holds any assets in trust, such assets shall be disposed of in such manner as may be directed by decree of the Superior Court of the County in which the Corporation's principal office is located, upon petition therefor by the Attorney General or by any person concerned in the liquidation.

#### **ARTICLE V1. RESTRICTIONS**

In the event that this Corporation shall become a "private foundation" within the meaning of section 509 of the Internal Revenue Code of 1954, the Corporation shall distribute its income for each taxable year at such time and in such manner as not to subject it to tax under section 4942 of the Internal Revenue Code; shall not engage in any act of self-dealing as defined in section 4941(d) of the Internal Revenue Code; shall not retain any excess business holdings as defined in section 4943(c) of the Internal Revenue Code; and shall not make any investments in such manner as to subject it to tax under section 4942 or 4944 of the Internal Revenue Code; and shall not make any taxable expenditures as defined in section 4945(d) of the Internal Revenue Code.

#### ARTICLE V11, MEMBERSHIP

The membership of this corporation shall constitute all persons hereinafter named as officers and directors and such other persons as from time to time may become members as stated in the bylaws.

#### **ARTICLE V111, MANAGEMENT**

The business of this corporation shall be managed by the Board of Directors. This corporation shall have three directors initially. The number of directors may be increased from time to time by the bylaws, but shall never be less than three. The Board of Directors shall be elected and hold office in accordance with the bylaws. The name and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the corporation are

Pameia K. Borton, Director 1006 Grove Str., Clearwater, FL 34617

Thomas E. Smith, Director 13924 Seventh Str., Dade City, FL 33525

Kevin T. Roberts , Director 13924 Seventh Str., Dade City, FL 33525

#### **ARTICLE 1X. OFFICERS**

The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Pameta K. Borton, President 1006 Grove Str., Clearwater, FL 34617

Thomas E. Smith, Executive 13924 Seventh Str., Dade City, FL 33525 Vica-President/Secretary

Kevin T.Roberts, Treasurer 13924 Seventh Str., Dade City, FL 33525

#### ARTICLE X. INCORPORATORS

The name and street address of the incorporator to these Articles of Incorporation and initial registered agent is:

Pamela K, Borton, President 1006 Grove Str., Clearwater, FL 34617

IN WITNESS WHEREOF, we the undersigned, being the persons named above as first directors, have executed these Articles of Incorporation, the 17th day of July, 1995.

BY. Parnela K. Borton, President

Thomas E Smith, Executive Vice-President/Secretary

BY: Trees of Role
Kevin T. Roberts, Treasurer

STATE OF FLORIDA )
HILLSBOROUGH/ SS
PASCO COUNTY )
PINELLAS COUNTY

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgements, personally appeared; Pamela Borton, Thomas Smith, and Kevin Roberts, the persons whose names subscribed to the within instrument, and acknowledged to me that they executed these Articles of Incorporation.

WITNESS my hand and seal this 17th day of July, 1995.

My commission expires:

netery Public, State of Florida Jaint Blackwell, Wijlemm Eep 9-18-94 Comm No. CC 228-94

**NOTARY PUBLIC** 

Janet Blackwell

#### ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated corporation, at the place designated in this certificate. I hereby accept the appointment as registered agent and agree to act, in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated this 17th day of July, 1995.

Pamela K. Borton

(Registered Agent) 1006 Grove Str.

Clearwater, FL

95 SEP 12

STATE OF FLORIDA )
HILLSBOROUGH/ SS

PASCO COUNTY PINELLAS COUNTY

The foregoing instrument was acknowledged before me this 10th day of July,1995

My commission expires:

Nectory Public, State of Frenda JATICT BULL-WELL My Javim Eab 8 L8-96 Comm. No. Ct. 228548

**NOTARY PUBLIC** 

Jant Blackwal

# 'N95000004340

JANUARY 11, 1996

Florida De p8. of Son8e DIVISION OF CORPORASions P.O. Bax 6327

Enllnhassee, 7/32314

RE FilinG Tees - Amendment of MET / Ync Affor dable Housing Urn Sures, Inc

DEAK SIR/MAJAM:

ASSAChed Please Find check(# 188)1/a/0 \$ 87.50 for Tiling TEES (AMENDUNE NY #1 of MUTICUS OF THEORY) FOR Affordable Housing Ventures, Inc.

PLEASE RESURN CERSITIED Copy &:

Affor Olable Housing VENEURES

Clo. Pameln U. Box Son

1006 Grove St. CLEAR WATER, FL 34617

Amend CAFE-12-

YOUR IMMEDIAGE RESPONSE WILL BE APPRECIABLE SINCERELY, P. Borbon



## General Home Development Corporation

MAR 0 5 1995

March 5, 1996

Florida Department of State Ms. Karen Cibson Division of Corporations P.O. Box 6327 Tallahassee, FL 32314

RE: Affordable Housing Ventures, Inc. Reference Number N95000004340

Dear Ms. Gibson,

Attached is another signed and notarized copy of the Articles of Amendment for Affordable Housing Ventures. Apparently the last copy was lost in the mail somewhere between our two offices. I would appreciate it if you could record this amendment immediately and forward the certified copy to:

Pamela Borton 1006 Grove Street Clearwater, Florida 34617

Sincerely,

Thomas E. Smith

TES/jkb

Enclosure



#### FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State

February 8, 1996

AFFORDABLE HOUSING VENTURES C/O PAMELA U. BORTON 1006 GRCVE ST. CLEARWATER, FL 34617

SUBJECT: AFFORDABLE HOUSING VENTURES, INC.

Ref. Number: N95000004340

We have received your document for AFFORDABLE HOUSING VENTURES, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

If there are NO MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6909.

Velma Shepard Corporate Specialist

Letter Number: 696A00005524

#### AFFORDABLE HOUSING VENTURES, INC.

A NONPROFIT CORPORATION

### ARTICLES OF AMENDMENT

Affordable Housing Ventures, Inc. (the Corporation) filed its original Articles of Incorporation with the Florida Department of State on July 12, 1395.

The Corporation now wishes to amend its Articles of Incorporation. For this reason this Article of Amendment was adopted by the Corporation's Board of Directors at a regular meeting with a quorum present wich was held or. December 22, 1995. This meeting of the board of directors met the requirements of both the Articles of Incorporation and the bylaws.

The membership of the organization has approved this Article of Amendment at a meeting held on December 27, 1995. The meeting of the membership met the requirements of both the Articles of Incorporation and the bylaws.

The Articles of Incorporation of Affordable Housing Ventures, Inc. are hereby amended as follows:

1. Article V. of the Articles of Incorporation is hereby replaced. The new Article V. reads as follows:

#### ARTICLE V.

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501 (c) (3) of the Internal Revenue Code of 1986, or corresponding section of any future Federal tax code, or shall be distributed to the Federal, State, or Local Government 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 organization is then located, exclusively for such purposes.

## AFFORDABLE HOUSING VENTURES, INC.

IN WITNESS WHEREOF, we the undersigned hereby execute this Article of Amendment.

Attest:

(Thomas Smith, Secretar

(SEAL)

STATE OF FLORIDA

SS ))

COUNTY OF PASCO

On February 12, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Thomas Smith (who is either known personally to me or who produced a valid Florida drivers license) who signed this instrument in my presence.

Notary Public

My commission expires:

STATE OF FLORIDA SS ))

COUNTY OF PINELLAS

On February 12, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Pamela Borton (who is either known personally to me or who produced a valid Florida drivers license) who signed this instrument in my presence. Jeno Doub

TINA E, BROOKS NOTARY PUBLIC, ITALE OF FLORIDA

Notary Public

My commission expires:

# (AL YAL CONNECTION, INC.) 00434C

417 E. Yorkin St., Suite I, Tallahassee, FL 32301, (904)224-8870 Mailling American Post Office Box 10349, Tallahassee, FL 32302 TOLL FREE No. 1-800-342-8062 FAX (904) 222-1222

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#### FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Socretary of State

March 11, 1997

CAPITAL CONNECTION

TALLAHASSEE, FL

SUBJECT: AFFORDABLE HOUSING VENTURES, INC.

Ref. Number: N95000004340

We have received your document for AFFORDABLE HOUSING VENTURES, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please accept our apology for failing to mention this in our previous letter.

The registered agent must sign accepting the designation.

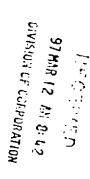
The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6880.

Karen Gibson Corporate Specialist

Letter Number: 197A00012390



Correct



#### FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State

March 7, 1997

CAPITAL CONNECTION

TALLAHASSEE, FL

SUBJECT: AFFORDABLE HOUSING VENTURES, INC.

Ref. Number: N95000004340

correct

We have received your document for AFFORDABLE HOUSING VENTURES, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Corporations may file using only the corporate name. Please delete any reference to the "doing business as name" in your document. If you wish to register your fictitious name, you may do so by filing the enclosed application and submitting the appropriate fees to this office.

If the document was approved by a majority vote or other percentage of the members as specified in the articles of incorporation, it should also contain a statement that the number of votes cast was sufficient for approval.

Please return your document, along with a copy of this letter, within 60 days or your fitting will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6880.

Karen Gibson Corporate Specialist

Letter Number: 097A00011837

#### ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION

Pursuant to the provision of Chapter 617, Florida Statutes, the undersigned corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: The name of the corporation is:

### AFFORDABLE HOUSING VENTURES, INC. A NONPROFIT CORPORATION

SECOND: The following unendment(s) to the articles of incorporation was (were) adopted by the corporation:

#### ARTICLE L NAME

The name of the Corporation shall be:

AFFORDABLE HOUSING VENTURES, INC.

The principal place of business of this corporation shall be: 37837 MERIDIAN AVE., SUITE 311, DADE CITY, FLORIDA 33525

#### ARTICLE VIIL MANAGEMENT

The business of this corporation shall be managed by the Board of Directors. This corporation shall have three directors initially. The rumber of directors may be increased from time to time by the bylaws, but shall never be less than three. The Board of Directors shall be elected and hold office in accordance with the bylaws. The corporation will maintain at least one third of it's governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations. The name and address of the persons who are to serve as directors for 1997 are as follows:

Morris Penix, Director 13834 Wils

13834 Wilson St., Dade City, FL 33525

Kyle Peterson, Director

13451 15th St., Dade City, FL 33525

Raymond Earl Sturwold, Director 37837 Meridian Ave. Suite 311, Dade City, FL 33526

Linda Dillon, Director

36815 Perry Court, Dade City, FL 33525

Stephen P. Smith, Director

37540 Martin Luther King Blvd. Apt.C Dade City, FL 33525

Steve Ward, Director

13107 Leisurewood Place Apt. C., Tampa, FL 33612

ī

Paul Wiggins, Director

200 Central Ave Suite 2000, St. Petersburg, FL 33701

Gloria Jackson, Director

2405 44th Street South, St. Petersburg, FL. 33711

Gretchen Avila, Director

2635 Dartmouth Ave. North, St. Petersburg, FL 33713

#### ARTICLE IX. OFFICERS

The names and addresses of the officers of the corporation who shall hold office for 1997 or until their successors are elected or appointed are:

Steve Ward, President

13107 Leisurewood Place Apt. C. Tampa, FL133612

Stephen P. Smith, Vice President37540 Martin Luther King Blvd. Apt.C Dade City, FL 33525

Linda Dillon, Secretary

36815 Perry Ct., Dade City, FL 33525

Raymond Earl Sturwold, Treasurer 37837 Meridian Ave. Suite 311, Dade City, FL 33525

#### ARTICLE X, INCORPORATOR/REGISTERED AGENT

The name and street address of the incorporator to these Articles of Incorporation and the 1997 registered agent is:

Pamela K. Borton, Incorporator Thomas C. Little, Registered Agent 1006 Grove Street, Clearwater, FL 34617

2123 NE Coachman Road, Suite A,

Clearwater, FL 34625

THIRD: The amendment(s) was (were) adopted by the Board of Directors on the 15th day of <u>January</u>, 1997. The vote was unanimous by the Board of Directors and sufficient for approval.

FOURTH: The above amendment(s) was (were) approved by a majority of the members of the corporation on the 15th day of January, 1997. The vote was unanimous by the members of the corporation and sufficient for approval.

Dated March 7 1997

AFFORDABLE HOUSING VENTURES, INC.

By Stepper Sunda Su

STATE OF FLORIDA
COUNTY OF PASCO

Before me, the undersigned authority, personally appeared Steve Smith, Vice President and Linda Dillon, Secretary, to me well known to be the person(s) who executed the foregoing articles of amendment to articles of incorporation and acknowledged before me, according to the law, that he made and subscribed the same for the purposes therein mentioned and set forth

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of March, 1997.

Notery Public

My commission expires:



#### **ACKNOWLEDGMENT OF REGISTERED AGENT:**

Having been named as registered agent and to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Deted this 2 day of May 1997.

(Registered Agent)

STATE OF FLORIDA )
H. LLSBOROUGH/ SS
P. SCO COUNTY )
PINELLAS COUNTY

TILED MAR -7 ANIO: 25 SECRETARSEE. FLONES

The foregoing instrument was acknowledged before me this 3.0 day of Much, 1997.

My commission expires:

NOTARY PLOTE ST FLORIDA
My Cor 1097
Commis 120228