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LLC

1. CCHFH FUNDING COMPANY, LLC

(CORPORATE NAME AND DOCUMENT #)

2.

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3.

(CORPORATE NAME AND DOCUMENT #)

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**SPECIAL
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ARTICLES OF ORGANIZATION SECRETARY OF STATE
TALLAHASSEE, FL

OF

CCHFH FUNDING COMPANY, LLC

The undersigned, acting as the organizer of CCHFH FUNDING COMPANY, LLC under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., adopts the following Articles of Organization:

ARTICLE I – Name:

The name of the limited liability company is CCHFH FUNDING COMPANY, LLC (the “Company”).

ARTICLE II – Address:

The street address of the principal office and the initial mailing address of the Company is 1750 Manzana Avenue, Punta Gorda, FL 33950.

ARTICLE III – Purpose:

A. The Company is organized exclusively for charitable, religious, scientific, educational, or literary 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 of 1986, as amended (or the corresponding provision of any future United States Internal Revenue law) (the “Code”), and in particular:

(a) To operate for the benefit of organizations that are exempt from federal income tax under Section 501(c)(3) of the Code, including Charlotte County Habitat for Humanity, Inc., a Florida nonprofit corporation;

(b) To own property, including real property, tangible and intangible property, to be operated, invested and otherwise used for the benefit of or on behalf of the Charlotte County Habitat for Humanity, Inc.;

(c) To raise, hold, invest and spend cash and assets convertible into cash for the benefit of or on behalf of Charlotte County Habitat for Humanity, Inc.;

(d) To make distributions on behalf of Charlotte County Habitat for Humanity, Inc. for its charitable and educational purposes; and

(e) To engage in any and all lawful activities to accomplish the foregoing purposes except as otherwise restricted herein.

B. The Company is organized for purposes of engaging in activity or business permitted under the laws of the United States and of the State of Florida.

C. No part of the net earnings of the Company shall inure to the benefit of, or be distributable to, the Company's directors, officers, or other private persons, except that the Company shall be authorized and empowered to pay reasonable compensation for services rendered, make distributions for the benefit Charlotte County Habitat for Humanity, Inc., and make payments and distributions in furtherance of the purposes set forth in this Article. No substantial part of the activities of the Company shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Company shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of, or in opposition to, any candidate for public office.

D. Notwithstanding any other provision of these Articles, the Company shall not carry on any other activities not permitted to be carried on by (i) a corporation exempt from federal income tax under Section 501(c)(3) of the Code, or (ii) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Code.

ARTICLE IV – Duration:

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

ARTICLE V – Members:

The Company shall have a membership consisting solely of organizations exempt from taxation under Section 501(c)(3) of the Code. Initially, the sole member of the Company shall be Charlotte County Habitat for Humanity, Inc. The direct or indirect transfer of any membership interest in the Company to a transferee other than an organization exempt from taxation under Section 501(c)(3) of the Code is expressly prohibited. In the event the Member ceases to be an organization exempt from taxation under Section 501(c)(3) of the Code, the Member's interest in the Company shall be forfeited and its rights in the Company shall be fully terminated effective immediately from the date the Member's exemption is revoked. The Member will expeditiously and vigorously enforce all of their rights in the Company and will pursue all legal and equitable remedies to protect their interests in the Company.

ARTICLE VI – Management:

The Company is to be managed by the Member in accordance with the Operating Agreement of the Company. The initial Manager shall be Charlotte County Habitat for Humanity, Inc.

ARTICLE VII – Adoption of Operating Agreement:

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Chapter 605, Fla. Stat.

ARTICLE VIII – Initial Registered Agent and Office:

The initial registered agent for the Company shall be Charlotte County Habitat for Humanity, Inc., and the street address of the Company's initial registered office is 1750 Manzana Avenue, Punta Gorda, FL 33950.

ARTICLE IX – Amendments:

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of the Members of the Company, *provided, however*, that any such amendment that affects the purpose of the Company, the transfer or disposition of property, the qualification of members of the Company, the manner in which managers are appointed, manager qualifications, or the requirements for amending these Articles or the Operating Agreement of the Company shall not be effective or filed unless approved by the Board of Directors of Charlotte County Habitat for Humanity, Inc. Notwithstanding the foregoing, upon the occurrence of a Triggering Event (as defined below), the Member may amend the Articles of Organization or the Operating Agreement of the Company, including amendments that identify a new tax exempt entity or entities to be supported. For purposes of this Article, a Triggering Event shall mean:

(a) the dissolution of Charlotte County Habitat for Humanity, Inc. by any means, other than an administrative dissolution that is corrected by reinstatement promptly after the organization becomes aware of such administrative dissolution;

(b) the bankruptcy or insolvency of Charlotte County Habitat for Humanity, Inc., other than an involuntary bankruptcy that is dismissed within ninety (90) days after being filed;

(c) Charlotte County Habitat for Humanity, Inc. loses its tax exempt status; or

(d) a judgment is entered against Charlotte County Habitat for Humanity, Inc. for damages of more than \$1,000,000 in excess of applicable insurance policy limits.

ARTICLE X – Indemnification:

Each individual or entity who is or was a member or manager of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a member or manager of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or the Operating Agreement of the Company, agreement, vote of the Member or otherwise. Any repeal or amendment of this Article by the Member shall


not adversely affect any right or protection of a member, manager or officer existing at the time of such repeal or amendment.

ARTICLE XI – Dissolution:

A. Upon the dissolution of the Company, the Member shall, after paying or making provision for the payment of all of the liabilities of the Company, dispose of all the assets of the Company in a manner not inconsistent with the purposes of the Company, including to such organization or organizations organized and operated exclusively for tax-exempt purposes, as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Code, as the Member shall determine.

B. Any assets not disposed of by the Member as provided herein, shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the Company is then located, exclusively for tax-exempt purposes or to such organizations, which are organized and operated exclusively for tax-exempt purposes and which qualify as an exempt organization under Section 501(c)(3) of the Code.

IN WITNESS WHEREOF, the undersigned, as Authorized Representative, has executed these Articles of Organization as of this 3rd day of November, 2020.



Michael P. Mansfield
Chief Executive Officer

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is CCHFH FUNDING COMPANY, L.L.C.
2. The name and address of the registered agent and office is:

Charlotte County Habitat for Humanity, Inc.
1750 Manzana Avenue
Punta Gorda, FL 33950

Having been named as registered agent and to accept service of process for the above stated limited liability company 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.

CHARLOTTE COUNTY HABITAT FOR
HUMANITY, INC., a Florida nonprofit corporation

By: 
Michael P. Mansfield
Chief Executive Officer

Dated this 3rd day of November, 2020.

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SECRETARY OF STATE
TALLAHASSEE, FL

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