

# N/818000005235

TRANSMITTAL LETTER

Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

01 JUL 23 AM 8:23  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

SUBJECT: Forest Meadows East Resident Management Corporation, Inc.

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

     \$70.00  
Filing Fee

X \$78.00  
Filing Fee  
& Certificate

     \$122.50  
Filing Fee  
& Certified Copy

     \$131.25  
Filing Fee,  
Certified Copy  
& Certificate

ADDITIONAL COPY REQUIRED

700004492447--3  
-07/23/01--01125--010  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

FROM: Mr. Leonard Pitts  
1935 Forest Blvd. Apt.58  
Jacksonville, FL 32246  
904-338-0329

NOTE: Please provide the original and one copy of the articles

7-25-01  
BC

Forest Meadows East Resident Management Corporation, Inc.  
1935 Forest Boulevard  
(904) 338-0329

7/20/01


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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

To Who It May Concern:

The Past Corporation has no intention of Re-instating and do release the name for use.

Yours truly,

*Leonard Pitts*  
Leonard Pitts,  
President

 Lorie S. Johnson  
Notary Public  
My Commission CC916696  
Expires April 28, 2004  
*Lorie S. Johnson*  
7/20/01

ARTICLES OF INCORPORATION  
OF  
Forest Meadows East Resident Manangement Corporation  
A Florida "Not for Profit" Corporation

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01 JUL 23 AM 8:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the laws of the State of Florida, the undersigned do hereby voluntarily associate for the purpose of forming a corporation not-for-profit for the purposes and with powers set forth herein.

ARTICLE I - NAME AND PRINCIPAL OFFICE

The name of the corporation is Forest Meadows East Resident Management Corporation. The principal office of the corporation shall be located in Florida, but the Corporation may maintain offices and transact business in such places, within or without the State of Florida, as may from time to time be designated by the Board of Directors.

ARTICLE II - TERM OF EXISTENCE

The period of duration is perpetual. The corporation is organized pursuant to the Not for Profit Corporation laws of the State of Florida. The date on which corporate existence shall begin is the date on which these Articles of Incorporation are filed with the Secretary of State of the State of Florida.

ARTICLE III - PURPOSE AND POWERS

The purposes of this corporation shall be exclusively charitable and educational and undertake the following activities:

- A. To work for the provision of decent, safe and sanitary housing that is affordable to very low and low income families.
- B. To represent and protect the interests of its members as tenants and residents of the housing complex known as Forest Meadows East Apartments and the surrounding community.
- C. To undertake any other projects or lawful activities consistant with Section 501(c)(3) of the Internal Revenue Code which may be necessary, useful, or desirable for the

furtherance, accomplishment, fostering, or attaining of the foregoing purposes, either directly or indirectly, and either alone or in conjunction or cooperation with others, whether such others be persons or organizations of any kind or nature, such as corporations, firms, associations, trusts, institutions, foundations, or governmental bureaus, departments or agencies.

D. Notwithstanding any other provision of these articles, this organization shall not carry on any other activities not permitted to be carried on by an organization exempt from Federal and state income tax under section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law. No substantial part of the activities of the corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in, any political campaign on behalf of any candidate for public office.

E. For such purposes, the Corporation shall have and exercise the following authority and powers:

1. To have and to exercise any and all powers, rights and privileges which a corporation organized under the law of the State of Florida may now or hereafter have or exercise.

2. To do all things necessary or desirable to accomplish the purposes of the Corporation as the Directors of the Corporation may from time to time deem appropriate which are consistent with powers conferred upon a not-for-profit corporation under the laws of the state of Florida and the Internal Revenue Code.

3. To purchase, take, receive, lease, take by gift, devise or bequest, or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property or any interest therein, wherever situated.

#### ARTICLE IV - NO DISTRIBUTION OF GAIN

The Corporation is organized exclusively for charitable and educational purposes. The Corporation is not organized nor shall it be operated for the primary purpose of generating pecuniary gain or profit. The Corporation shall not

distribute any gains, profits or dividends to the Directors, Officers, or Members thereof, or to any individual, except as reasonable compensation for services actually performed in carrying out the Corporation's charitable and educational purposes. The property, assests, 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 individual.

#### ARTICLE V - REGISTERED AGENT

The name and address of the initial registered agent and office of the Corporation is: Leonard Pitts, 1935 Forest Blvd. Apt. 58, Jacksonville, Fl, 32246

#### ARTICLE VI - MEMBERSHIP

Any person over the age of eighteen, who is a resident of Forest Meadows East housing complex and who is living in a residential unit under a properly executed lease shall have the right to be a member of the Corporation. Upon termination of residence in such unit, such persons' membership rights shall automatically terminate.

The interest of a member in the funds and assets of the Corporation cannot be assigned, hypothecated or transferred in any manner.

#### ARTICLE VII - VOTING RIGHTS

All members residing within each housing unit shall be entitled to one (1) vote. When more than one (1) person resides in such housing unit, all such persons shall be members of the Corporation. Voting shall be exercised as determined by the Bylaws.

#### ARTICLE VIII - BOARD OF DIRECTORS

The affairs of this corporation shall be managed by a Board of Directors, who shall be members of the corporation. The number of Directors of the Corporation shall be not less than five (5); provided however that the Board of Directors may, from time to time, increase or decrease the number of Directors, so long as the number of directors does not exceed seven (7). The method of election of the Board of Directors shall be instated in the Bylaws. The names and addresses of the initial Board of Directors are:

Vanessa Farrah, 1935 Forest Blvd. Apt. 62, Jacksonville, Fl 32246  
Mary Anderson, 1935 Forest Blvd. Apt. 36, Jacksonville, Fl 32246  
Crystal Towns, 1935 Forest Blvd. Apt. 57, Jacksonville, Fl 32246  
Tracie Taylor, 1935 Forest Blvd. Apt. 10, Jacksonville, Fl 32246  
Mr. Taylor, 1935 Forest Blvd. Apt. 10, Jacksonville, Fl 32246  
Linda Wright, 1935 Forest Blvd. Apt. 55, Jacksonville, Fl 32246  
Mr. Kelly, 1935 Forest Blvd. Apt. 4, Jacksonville Fl, 32246  
Mrs. Kelly, 1935 Forest Blvd. Apt. 4, Jacksonville, Fl 32246

#### ARTICLE IX - OFFICERS

President- Mr. Leonard Pitts, 1935 Forest Blvd. Apt. 58, Jacksonville, Fl 32246  
Vice President- Mr. Ricky Washington, 1935 Forest Blvd. Apt. 12, Jacksonville, Fl 32246  
Recording Secretary- Barbara Ward, 1935 Forest Blvd. Apt. 30, Jacksonville, Fl 32246  
Financial Secretary- Irma Adams, 1935 Forest Blvd. Apt. 7, Jacksonville, Fl 32246  
Treasurer- Julia Phipps, 1935 Forest Blvd. Apt. 37, Jacksonville, Fl 32246  
Business Manager- Stasia Martin, 1935 Forest Blvd. Apt. 13, Jacksonville, Fl 32246  
Chaplin- Mary Andersen, 1935 Forest Blvd. Apt. 29, Jacksonville, Fl 32246

#### ARTICLE X - INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation are:

Leonard Pitts  
1935 Forest Blvd #58  
Jacksonville, Fl. 32246

Leonard Pitts  
Signature/Incorporator

7/20/01  
Date

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.

Leonard Pitts

Signature/Registered Agent

7/20/01

Date

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01 JUL 23 AM 8:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA