

No1000006166

Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H01000094066 7)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : CORPORATION SERVICE COMPANY / DAS
Account Number : 120000000195
Phone : (850)521-1000
Fax Number : (850)521-1030

01 AUG 28 AM 8:34
FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

FLORIDA NON-PROFIT CORPORATION

HISTORIC KISSIMMEE, INC.

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$70.00

N. Culligan, AUG 29 2001

H01000094066

201 AUG 28 AM 8:34

STATE DEPT OF CORP. AFFAIRS

**ARTICLES OF INCORPORATION
FOR
HISTORIC KISSIMMEE, INC.
a Florida Nonprofit Corporation**

The undersigned Incorporator hereby files these Articles of Incorporation for HISTORIC KISSIMMEE, INC., pursuant to Chapter 617, Florida Statutes, the Florida Not For Profit Corporation Act.

**Article I.
NAME**

The name of this corporation is HISTORIC KISSIMMEE, INC. (herein referred to as the "Corporation").

**Article II.
STATEMENT OF CORPORATE NATURE**

This is a nonprofit corporation organized solely for operation as an organization for historic preservation of lands, buildings, houses, and other improvements thereon pursuant to the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes.

**Article III.
GENERAL AND SPECIFIC PURPOSES**

A. The primary purpose for which this Corporation is formed is to promote historic preservation of lands, buildings, houses, and other improvements thereon.

B. The general purposes for which this Corporation is formed are to operate exclusively for such purposes as will qualify it as a charitable organization under Section 501(c)(3) of the Internal Revenue Code, as amended, or under any corresponding provision of any subsequent Federal tax laws. Notwithstanding any other provision of these Articles, this Corporation will not carry on any other activities not permitted to be carried on by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code, as amended, or under the corresponding provisions of any future United States Internal Revenue Code.

C. This Corporation shall not, as a substantial part of its activities, carry on propaganda or otherwise attempt to influence legislation; nor shall it participate or intervene (by publication or distribution of any statements or otherwise) in a political campaign on behalf of any candidate for public office.

H01000094066

H010000940467

**Article IV.
TERM**

This Corporation shall commence corporate existence on the date of incorporation, and shall have perpetual existence unless sooner dissolved according to law.

**Article V.
QUALIFICATION OF MEMBERS AND
THE MANNER OF THEIR ADMISSION**

This Corporation shall be organized upon a nonstock membership basis, with each membership evidenced by a Certificate of Membership, and shall not be organized upon a stock share basis with shares of stock. The manner of qualification and admission of Members and the number of Members shall be regulated by the Bylaws. The number of Members shall be not less than three; provided, however, that such number may be changed by the Bylaws duly adopted by the Members or as permitted by statute. No person shall be denied membership on the basis of sex, race, color, nationality, or creed.

**Article VI.
INCORPORATOR**

The name and street address of the Incorporator of this Corporation is as follows:

Cheryl L. Grieb
15 S. Orlando Avenue
Kissimmee, FL 34741

**Article VII.
INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of this Corporation shall be located at 15 S. Orlando Avenue, Kissimmee, FL 34741, and the initial registered agent of the Corporation at that address shall be Cheryl L. Grieb. The Corporation may change its registered agent or the location of its registered office or its mailing address from time to time without amendment of these Articles of Incorporation.

**Article VIII.
MAILING ADDRESS**

The Corporation's initial mailing address shall be:

15 S. Orlando Avenue

H010000940467

H010000940667

Kissimmee, FL 34741

Article IX.
MANAGEMENT OF CORPORATE AFFAIRS

Board of Directors. The powers of this Corporation shall be exercised, its properties controlled, and its affairs conducted by the Board of Directors, who shall be appointed and serve at the placing of the Membership. The number of Directors of this Corporation shall be at least three; provided, however, that the number of Directors shall be regulated by Bylaws duly adopted by a majority vote of the Members entitled to vote who are present and voting at any regular or special meeting called for that purpose.

The Directors named herein as the first Board of Directors shall hold office until the first meeting of Members, at which time an election of Directors shall be held.

Directors elected at the first annual meeting, and at all times thereafter, shall serve for a term regulated by the Bylaws and until the election and qualification of their successors in office. Annual meetings shall be held as regulated by the Bylaws.

Any action required or permitted to be taken by the Board of Directors under any provision of law may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board, and any such action by written consent shall have the same force and effect as if taken by unanimous vote of the Directors. Any certificate or other document filed under any provision of law, which relates to action so taken, shall state that the action was taken by unanimous written consent of the Board of Directors without a meeting and that the Articles of Incorporation and Bylaws of this Corporation authorized the Directors to so act. Such a statement shall be *prima facie* evidence of such authority.

The names and addresses of the initial Members of the Corporation and the Board of Directors are as follows:

Cheryl L. Grieb
2393 Neptune Road
Kissimmee, FL 34744

Earl Evans
811 West Verona
Kissimmee, FL 34741

H010000940667

H010000940667

Ann Gannarelli
2959 Sun Pointe Court
Kissimmee, FL 34741

Article IX.
BYLAWS

Subject to the limitations contained in the Bylaws, and any limitations set forth in the Florida Not For Profit Corporation Act, concerning corporate action that must be authorized or approved by the members of the Corporation, the Bylaws of this Corporation may be made, altered, rescinded, added to, or new Amendments and Bylaws may be adopted, by a majority vote of the Members entitled to vote who are present and voting at any regular or special meeting of the Members called for that purpose.

Article X.
DISTRIBUTION OF ASSETS

No part of the net earnings of this Corporation shall ever inure to the benefit of any trustee, officer, or member thereof, or to the benefit of any private individual. Upon dissolution of this Corporation, all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations that have qualified for exemption under Section 501(c)(3) of the Internal Revenue Code, or under a corresponding section of any future Federal tax code, or to the Federal Government, or to a state or local government, for a public purpose, and none of the assets will be distributed to any member, officer, or director of this Corporation. In the event that all of the corporate assets are not distributed as provided above, then the circuit court of the county in which the principal office of this Corporation is then located shall determine, for such purposes and to such organization or organizations that are organized and operated exclusively for such purposes, how the assets not disposed of as provided above shall be distributed.

Article XI.
AMENDMENT OF ARTICLES OF INCORPORATION

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors. Amendments shall be adopted by a majority vote of the Members entitled to vote who are present and voting at any regular or special meeting of the Members called for such purpose.

The undersigned, being the Incorporator of this Corporation, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, has executed these Articles of Incorporation on the 15 day of August, 2001.


Cheryl L. Grieb
Incorporator

4

H010000940667

LOCATION:4079443722

RX TIME 08/27 '01 14:50

H010000940667

CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE SERVICE OF PROCESS WITHIN FLORIDA AND REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED

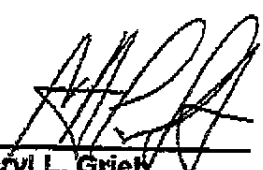
In compliance with Section 48.091, Florida Statutes, the following is submitted:

HISTORIC KISSIMMEE, INC., desiring to organize as a nonprofit corporation under the laws of the State of Florida, with its registered office at 15 S. Orlando Avenue, Kissimmee, FL, 34741, has named and designated Cheryl L. Grieb as its Registered Agent to accept service of process within the State of Florida.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-named Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as Registered Agent.

Dated this 15 day of August 2001.


Cheryl L. Grieb
Registered Agent

01 AUG 28 AM 8:34
SECRETARY OF STATE
DIVISION OF CORPORATIONS

H010000940667