

No 2000002899

TRANSMITTAL LETTER

FILED

02 APR 12 PM 4:02

SECRETARY OF STATE
TALLAHASSEE FLORIDA

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

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*****87.50 *****87.50

SUBJECT: CREATIVE DEVELOPMENT CONCEPTS, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM:

J. T. ALLEN
Name (Printed or typed)

207 RAVEN DR.
Address

EDGEWATER FL 32141
City, State & Zip

386 / 428-1200
Daytime Telephone number

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

ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I NAME

The name of the corporation shall be:

Creative Development Concepts, Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:
207 Ranken Drive, Edgewater Florida 32141

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: 1) To help with the improvement of the quality of life for inner city residents in Orlando, Orange County and other areas in Florida by combating community deterioration and securing decent, safe and affordable housing, community facilities, and other such buildings, structures or facilities or otherwise that is conducive to the progress and general welfare through rehabilitation, renovation and improvement of declining areas within the above stated areas
(continued on Page 2, please see Attachment)

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed: Board of Directors are elected by a majority vote of board members

ARTICLE V INITIAL DIRECTORS/OFFICERS

The name(s), address(es) and title(s):

Julian T. Allison, 207 Ranken Drive, Edgewater, FL 32141; President
Kenneth M. Meer, , 619 Executive Drive, Winter Park, FL 32789; Vice President
Philip T. Cowherd, 536 N. Westmoreland Drive, Suite 7, Orlando, FL 32805; Treasurer
W. Ray Cowherd, 536 N. Westmoreland Drive, Suite 7, Orlando, FL 32805; Secretary

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent is:

Julian T. Allison, 207 Ranken Drive, Edgewater FL 32141; President

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

Julian T. Allison, 207 Ranken Drive, Edgewater, FL 32141; President

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.

Signature/Registered Agent

Date

Signature/Incorporator

Date

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TALLAHASSEE FLORIDA

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TALLAHASSEE FLORIDA

4/9/02

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ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

ATTACHMENT TO PAGE 1,

ARTICLE III PURPOSE

To accomplish our mission, we will:

- a) encourage the participation of community residents in the improvement of the community through their involvement in our education and training programs that promotes general community improvement;
 - b) provide professional and technical assistance to neighborhood residents on housing services, counseling services, financial assistance, home buyers assistance, grants, loans or other guarantees that would assist residents in finding appropriate housing;
 - c) disseminate information to residents that promotes the welfare of the community including housing plans, neighborhood revitalization, renovation and rehabilitation of neighborhood houses, apartment complexes, and other such information that would have an impact on the community;
- 2) Solicit, collect, receive, acquire, hold and invest money and property, real or personal property, including money received from grant, gift, contribution, bequest or devise or otherwise, to sell and convert property, including real and personal, into cash; and to use such funds for the Corporation and the proceeds from income, rents, issues, and profits derived from any property for this Corporation for any purpose which furthers the exempt purpose of this Corporation;

- 3) Borrow money and to make, accept, endorse, execute and issue bonds, debentures, promissory notes and other such corporate obligations, for money borrowed, or in payment for property acquired or for any said purposes of this Corporation, to secure payment of any such obligation by mortgage, pledge, deed, indenture, agreement of, or agreement in regard to all or any part of the property, rights and or privileges of the corporation;
- 4) Purchase, acquire or construct, own, hold, improve or rehabilitate, use, lease (either as lessor or lessee), rent, sell, exchange, assign, convey, dispose of mortgage, hypothecate, or encumber real or personal property that include the following:
 - (a) At least 75 percent of the units will be occupied by residents that qualify as low-income; and
 - (b) Either at least 20 percent of the units will be occupied by residents that also meet the very low-income limit for the area or at least 40 percent of the units will be occupied by residents that also do not exceed the 120 percent of the unit may be provided at market rates to persons who have incomes in excess of low-income limit;
 - (c) Projects will be occupied by poor and distressed residents;
 - (d) Housing will be provided that is affordable to charitable beneficiaries;

All rental agreements with charitable beneficiaries will include the following language:

"Pursuant to Safe Harbor—, Revenue Procedure 96-32, IRS 196-20, this organization will comply with local and or federal guidelines that meet the requirements for low income tenants including other charitable beneficiaries. Low income is defined by the relevant housing statute as 80 percent of an area's median's income. Very low income is defined by the same relevant housing statute as 50 percent of the area's median's income. However, these income limits may be adjusted by HUD to reflect economic differences, such as high housing costs in each area."

Rental policies must comply with government imposed rental restrictions or otherwise provides for the limitation of the tenant's portion of the rent charged to ensure that the housing is affordable to low-income and very low-income residents. In the case of home ownership programs, this provision will be adopted by a mortgage policy that complies with government-imposed mortgage limitations or otherwise makes the initial and continuing costs of purchasing a home affordable to low and very low-income residents

- 5) Purchase, acquire, own, hold, sell, assign, dispose of, transfer, mortgage, pledge, hypothecate, or encumber and to deal in such shares of stock, bonds, notes, debentures, mortgages, and any other securities or evidence of indebtedness, or any person, firm, Corporation or entity as the Corporation's Board of Directors shall deem advisable and is

permitted by law, and while the owner or holder or them, to exercise all rights, powers, and privileges or ownership;

- 6) Make loans and to guarantee the undertakings, indebtedness, contracts, or performance of other persons, firms, corporations or associations.
- 7) Be an active partner in community housing projects;
- 8) Provide education and training to community residents on various topics including job training, career counseling, housing needs assessment and education and training, and other such training as needed;
- 9) Make contracts and agreements;
- 10) Said organization is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distribution of organizations that qualify as exempt organizations under section 501(c)3 of the Internal Revenue Code, or corresponding sections of any future federal tax code.
- 11) No part of the net earnings of the organization shall inure to the benefit of, or be distributable to its members, Directors, officers, or other private persons, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the purpose clause hereof. No substantial part of the activities of the organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the organization shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of the candidate for public office. Notwithstanding any other provision of this document, the organization shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from federal income tax under section 501(c)3 of the Internal Revenue Code, or corresponding section of any future federal tax code, or (b) by an organization, contributions to which are deductible under section 170(c)2 of the Internal Revenue Code, or corresponding section of any future tax code.
- 12) 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 or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.