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BRINKLEY MCNERNEY

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Division of Corporations

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

Florida Department of State

Division of Corporations

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FLORIDA NON-PROFIT CORPORATION

Broward Alliance for Neighborhood Development, Inc.

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ARTICLES OF INCORPORATION

SECRETARY OF STATE
TALLAHASSEE FLORIDA

OF

Broward Alliance for Neighborhood Development, Inc.

a Florida Not For Profit Corporation

The undersigned, acting as Incorporator of a corporation under the Florida Not For Profit Corporation Act, hereby causes to be delivered the following Articles of Incorporation for such Corporation:

ARTICLE I
NAME

The name of the Corporation is Broward Alliance for Neighborhood Development, Inc. and the street address of the initial principal office of the Corporation is 200 East Las Olas Blvd., Suite 1900, Fort Lauderdale, FL 33301.

ARTICLE II
EFFECTIVE DATE & DURATION

The Corporation shall have perpetual existence, commencing on the date of the filing of these Articles with the Department of State.

ARTICLE III
PURPOSE

The Corporation is organized to operate as a tax exempt organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (hereinafter the "Code"), and whose purpose is as follows:

A. To improve the level of available and affordable housing, and to increase business opportunities, for low to moderate income Broward County, Florida residents and neighborhoods, including the service areas of Corporation member entities;

B. To foster and promote community-wide education, awareness, and interest in affordable housing issues in Broward County, Florida, and concern for the problems of residents of low to moderate income neighborhoods, for the purpose of (i) increasing the stock of affordable housing units in the community available for purchase or rental by low to moderate income persons and families, (ii) eliminating stereotypes concerning low to moderate persons and neighborhoods vis a vis their needs for decent housing and business opportunities; (iii) providing training and information to low to moderate income persons about opportunities

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and responsibilities related to home-ownership or entrepreneurship, and (iv) reducing racial and ethnic tensions, prejudice, and discrimination, as it relates to housing and business opportunities.

C. To work in partnership with Corporation members, governmental agencies, financial institutions and other lenders, private businesses and foundations, civic groups, and others, to develop projects of housing (for both rental and home-ownership) which will be attractive, safe, energy-efficient, and affordable for "very low", "low", and "moderate" income persons and families (as such terms are defined from time to time by appropriate government agencies). The Corporation will participate in obtaining grants, donations, loans, and other funding needed to provide monetary subsidies for buyers and renters, and to finance the property acquisition, pre-development and soft costs, construction-related expenses, appropriate development supervision, and buyer outreach and education, etc., which are necessary components in the affordable housing project development process. The purposes of such projects will include assisting in the revitalization of low to moderate income neighborhoods, eliminating slum and blight in the community, assisting lower income persons and families to secure decent housing they can afford, and to stabilize families and neighborhoods.

D. To expand the opportunities available to lower income residents and groups to own, manage, and operate business enterprises in economically depressed areas; to assist said residents and groups in developing the entrepreneurial and management skills necessary for the successful operation of business enterprises; and to assist said residents and groups in obtaining financial support from other sources.

E. To aid, support, and assist the Corporation's member not-for-profit entities, and non-profit neighborhood groups, with their respective non-profit missions as same relate to housing and entrepreneurial issues for low to moderate income persons and neighborhoods throughout Broward County, Florida. Such support and assistance may include but not be limited to the provision of technical assistance and training, information sharing, funding for specific projects, and funding to increase the capacity of such organizations.

F. To do any and all lawful activities 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, financial institutions, foundations, or governmental bureaus, departments or agencies.

G. All of the foregoing purposes shall be exercised exclusively for charitable and educational purposes in such a manner that the Corporation will qualify as an exempt organization under section 501(c)(3) of the Internal Revenue Code of 1986, or the corresponding provision of any future United States Internal Revenue Law.

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ARTICLE IV
POWERS

4.1 The Corporation shall possess and exercise all the powers and privileges granted by Chapters 607 and 617 of the Florida Statutes, or by any other law of Florida, together with all powers necessary or convenient to the conduct, promotion or attainment of the activities or purposes of the Corporation, limited only by the restrictions set forth in these Articles of Incorporation.

4.2 The Corporation is organized as a not-for-profit entity, and no part of the income of said Corporation shall ever be distributed to or inure to the benefit of any member of the Board of Directors, officer, or any private individual.

4.3 No substantial part of the activities of the Corporation shall be the dissemination of propaganda, lobbying, or other attempts to influence legislation, and the Corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

4.4 Notwithstanding any other provisions of these Articles of Incorporation, the Corporation shall not conduct or carry on activities not permitted to be conducted or carried on (i) by an organization exempt under Section 501(c)(3) of the Code and its Treasury Regulations as they now exist or as they may hereafter be promulgated or amended; or (ii) by a not for profit corporation under the laws of the State of Florida as they now exist or may be hereafter amended.

ARTICLE V
NON-STOCK MEMBERSHIP CORPORATION

The Corporation shall be organized as a non-stock corporation, but may have members as shall be provided in the By-Laws of the Corporation.

ARTICLE VI
BOARD OF DIRECTORS

The affairs of the Corporation shall be managed by a Board of Directors, and Officers selected from among the Board members, which Board of Directors shall be elected by the membership of the Corporation as set forth in the By-Laws.

ARTICLE VII
BOARD OF DIRECTORS

The Corporation shall initially have four (4) members of the Board of Directors to hold office, until the first meeting of the members of said Board of Directors is held, and their

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successors shall have been duly elected and qualified as set forth in the By-Laws of the Corporation. The following persons shall constitute the initial members of the Board of Directors of the Corporation:

<u>Name</u>	<u>Address</u>
Katharine Barry, Co-Chair/Director	2665 NE 26 th Terrace Fort Lauderdale, FL 33306
Jerry Carter, Co-Chair/Director	1399 Stirling Road Dania, FL 33004
Suzanne Weiss, Secretary/Director	P.O. Box 1238 Fort Lauderdale, FL 33302
Lisa Rogers-Cherry, Treasurer/Director	1214 NE 4 th Avenue Fort Lauderdale, FL 33304

ARTICLE VIII
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the Corporation's initial registered office and the name of its initial registered agent at such address are:

<u>Name</u>	<u>Address</u>
William T. Coleman, Esq.	Brinkley, McNerney, Morgan, Solomon & Tatum, LLP 200 East Las Olas Blvd., Suite 1900 Fort Lauderdale, FL 33301

ARTICLE IX
INCORPORATOR

The name and address of the undersigned Incorporator is:

<u>Name</u>	<u>Address</u>
William T. Coleman, Esq.	Brinkley, McNerney, Morgan, Solomon & Tatum, LLP 200 East Las Olas Blvd., Suite 1900 Fort Lauderdale, FL 33301

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ARTICLE X
BYLAWS

The power to make, alter, amend, repeal or adopt the Bylaws of the Corporation shall be vested solely in the membership of the Corporation. The Bylaws may contain any provisions for the regulation and management of the affairs of the Corporation not inconsistent with law or the Articles of Incorporation, and shall contain provisions relating to membership, the fiscal year of the Corporation, the meetings of the Corporation, and the election of officers and the Board of Directors.

ARTICLE XI
DISSOLUTION

Upon the termination, dissolution or winding up of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all liabilities of the Corporation, distribute all assets of the Corporation to any organization or organizations exempt under Section 501(c)(3) of the Internal Revenue Code and its Treasury Regulations as they now exist or as they may hereafter be promulgated or amended having a like or similar purpose or goal.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 3 day of July, 2002.


William T. Coleman, Incorporator

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this day, July 3, 2002, by William T. Coleman, Incorporator, who is personally known to me and who did take an oath.

Official Seal



Lisa A. Heizer
MY COMMISSION # CC45219 EXPIRES
June 14, 2004
BONDED THRU TROY FAIN INSURANCE, INC.


Notary Public

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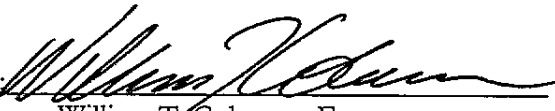
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned hereby accepts the appointment as the initial Registered Agent of the Broward Alliance for Neighborhood Development, Inc. as made in the foregoing Articles of Incorporation.

Brinkley, McNerney, Morgan, Solomon & Tatum, LLP
200 East Las Olas Blvd., Suite 1900
Fort Lauderdale, FL 33301

Dated: July 3, 2002

By 
William T. Coleman, Esq.

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