

NO3000008196

Larry A. Dean

(Requestor's Name)

P.O. Box 3011

(Address)

(Address) 850-524-1888

Tallahassee FL 32315

(City/State/Zip/Phone #)

PICK-UP

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Cottages from the Heart

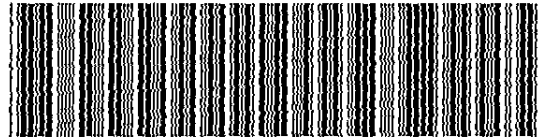
(Business Entity Name)

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

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ARTICLE I NAME

The name of the corporation shall be: **Cottages from the Heart, Inc.**

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

Place of Business:

**2250 Nannas Loop
Tallahassee, FL 32303**

Mailing Address:

**P. O. Box 3011
Tallahassee, FL 32315**

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

This corporation is organized exclusively for charitable purposes, more specifically to construct, acquire or improve dwellings, increasing the quantity/quality of affordable housing and to foster the economic and social independence to persons without regard to race, color, creed, religion, nationality, age, sex or sexual preference of homeless and low-income persons and their families. This corporation will also provide financial assistance in the means of down-payment subsidies and financial counseling to the above listed persons. To this end, the corporation shall at all times be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as now enacted or hereafter amended, 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 now enacted or hereafter amended. All funds, whether income or principal, and whether acquired by gift or contribution or otherwise, shall be devoted to said purposes.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:

The corporation shall have no voting members. All changes in Directorship shall be appointed by the Board of Directors. The management and affairs of the corporation shall be at all times under the direction of the initial Board of Directors, whose operations in governing the Corporation shall be defined by statute and by the corporation's by-laws. No Director shall have any right, title, or interest in or to any property of the corporation.

ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

List name(s), address(es) and specific title(s):

President and Chief Operating Officer:	Larry A. Dean, 2250 Nannas Loop, Tallahassee, FL 32303
Vice-President:	Phyllis Archer, 2407 Almond Drive, Tallahassee, FL 32303
Co-Vice President:	Eaurl Archer 2407 Almond Drive, Tallahassee, FL 32303

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

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

Larry A. Dean, 2250 Nannas Loop, Tallahassee, FL 32303

ARTICLE VII INCORPORATOR

The **name and address** of the Incorporator is:

Larry A. Dean, 2250 Nannas Loop, Tallahassee, FL 32303

ARTICLE VIII EXEMPTION/LIMITATION REQUIREMENTS

At all times the following shall operate as conditions restricting the operations and activities of The corporation:

1. No part of the net earnings of the corporation shall inure to any member of the corporation not qualifying as exempt under Section 501(c)(3) of the Internal Revenue Code of 1986, as now enacted or hereafter amended, nor to any Director or officer of the corporation, nor to any other private persons, excepting solely such reasonable compensation that the corporation shall pay for services actually rendered to the corporation, or allowed by the corporation as a reasonable allowance for authorized expenditures incurred on behalf of the corporation;
2. No substantial part of the activities of the corporation shall constitute the carrying on of propaganda or otherwise attempting to influence legislation, or any initiative or referendum before the public, and the corporation shall not participate in, or intervene in (including by publication or distribution of statements), any political campaign on behalf of, or in opposition to, any candidate for public office; and
3. Notwithstanding any other provision of these articles, the corporation shall 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 of 1986, as now enacted or hereafter amended.
4. The corporation shall not lend any of its assets to any officer or director of this corporation, or guarantee to any person the payment of a loan by an officer or director of this corporation.

ARTICLE IX PERSONAL LIABILITY

No member, officer, or Director of this corporation shall be personally liable for the debts or obligations of this corporation of any nature whatsoever, nor shall any of the property of the members, officer, or Directors be subject to the payment of the debts or obligations of this corporation.

ARTICLE X DISSOLUTION

Upon the time of dissolution of the corporation, assets shall be distributed by the Board of Directors, after paying or making provisions for the payment of all debts, obligations, liabilities, costs and expenses of the corporation, for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the 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 so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

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]* 9/23/03
Signature/Incorporator Date *[Signature]* 9/23/03

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