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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

01-2604  
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**INTENTION TO FILE**  
**ARTICLES OF INCORPORATION**

Date 1/04/2004

Department of State  
Corporation Records/  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Fl., 32314

Chris Hayes  
4958 S. Davis Road  
Lake Worth Fl., 33461

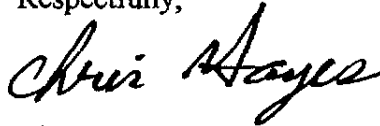
Dear Secretary of State

Enclosed find one original copy of the Articles of Incorporation of Disability Housing Initiative of Palm Beach, Inc. Also find enclosed a money order made payable to the Secretary of State in the amount of 35 dollars which includes the statutory filing fee. Your assistance in establishing the 501(c)(3) corporation to be known as Disability Housing Initiative of Palm Beach, Inc., is appreciated.

The Fee of an additional 35.00 is included for the Designation of Registered Agent attached to the last page of the Articles of Incorporation.

If additional funds are required please send to the above address.

Respectfully,

A handwritten signature in black ink that reads "Chris Hayes". The signature is written in a cursive, flowing style.

Chris Hayes

**ARTICLES OF INCORPORATION  
OF  
DISABILITY HOUSING INITIATIVE OF PALM BEACH, INC.  
(A Corporation Not-for-Profit)**

**ARTICLE I – NAME AND PRINCIPAL  
PLACE OF BUSINESS OF THE CORPORATION**

**Articles of Incorporation** of the undersigned, a majority of who are citizens of the United States, desiring to form a Non-Profit Corporation under the Non-Profit Corporation Law of Florida, do hereby certify:

1. The name of the Corporation shall be Disability Housing Initiative of Palm Beach, Incorporation (Association).
2. The place in this state where the principal office of the Corporation is to be located is the City of Lake Worth, Palm Beach County at 4958 S. Davis Road, Florida 33461

**ARTICLE II – PURPOSE AND POWERS**

Said Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including for the making of such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Section 1. The purpose for which this Association is organized is to act as a governing "Association" within the meaning of the Condominium Act (Chapter 718, Florida Statutes) for STUDIO FLATS APARTMENTS OF PALM BEACH, A Condominium. Located in Palm Beach County, Florida.

Section 2. The Association shall have all of the rights, powers, duties and functions of a governing association as set forth in the Condominium Act, now or hereafter in effect, and all power and duties reasonably necessary to administer, govern and maintain the condominium pursuant to the Declaration of Condominium as it may be amended from time to time, including, but limited to, the following:

- (a) To make and collect assessments against members of the Association for the purpose of defraying the charges and expenses of the condominium and of all other properties the Association shall hold, by whatever means, and operate the Association. Assessments paid by unit owners shall be held in trust by the Association and used to pay:

- (1) the cost of operation, maintenance, preservation, enhancement or repair of the condominium property and other costs related thereto, and
  - (2) the cost of administration of affairs of the Association, including payment of applicable taxes and the preservation of the Association's existence, to the extent properly allocable to the performance of the Association's duties under the Declaration of Condominium (all thereof, in the event that the Association undertakes no other activities); to the extent not expended in the year in which paid, assessments shall continue to be held in trust by the Association for the benefit of the unit owners (renters) to be expended for the foresaid purposes or, upon any termination of the condominium, the unexpected portion shall be added to the common surplus for disbursement to the unit owners.
- (b) To use the proceeds of the Assessments in the exercise of its powers and duties.
  - (c) To maintain, repair replace and operate the common elements.
  - (d) To purchase insurance upon condominium property and all properties the Association shall hold and insurance for the protection of the Association and its members.
  - (e) To improve condominium property further and, after casualty, to reconstruct improvements.
  - (f) To approve or disapprove the transfer, by sale, rental, gift, devise, bequest, succession, or otherwise, and the ownership and encumbrance of family units as may be provided by the Declaration of Condominium and by the Bylaws of the Association.
  - (g) To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association, and the regulations for the use of the property of the condominium.
  - (h) To contract for the management and maintenance of the condominium property and to authorize a management agent to assist the Association in carrying out duties in performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repairs and replacement of common elements with funds as shall be available by the Association for such purposes. The Association and its officers, shall, however,

retain at all times the powers and duties granted by the condominium documents and Condominium Act, including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

- (i) To purchase, lease, receive by gift, or otherwise acquire possessory or use interests in real and personal property, whether or not contiguous to the lands of the condominium, intended to provide for the enjoyment, recreation or other use or benefit of the members of the Association.
- (j) To contract for the management, operation and upkeep of any and all property held or controlled by the Association.
- (k) To encumber, lease or grant possessory or use interests or easements in any and all property which the Association may acquire or control, including but not limited to the common elements of the condominium and any recreational facilities.
- (l) To enter into contracts or agreements for the maintenance of accounting and bookkeeping records and for the use of data processing facilities or services, so as to carry out the Association's responsibilities and to comply with the requirements of the law of the State of Florida with regard to maintenance of records
- (m) To enter into such other contracts or agreements reasonably necessary or convenient for the proper exercise of the rights, powers, duties and functions of the Association.
- (n) To employ all personnel and engage such professional services as are reasonably necessary to perform the services required for proper exercise of the rights, powers, duties and functions of the Association
- (o) To exercise any and all common law and statutory powers, of an association within the meaning of the Condominium Act, reasonably necessary or convenient to carry out and perform the purpose for which the Association is organized and its enumerated powers.
- (p) To enact rules and regulations concerning the use and enjoyment of the units, the common elements and of the property owners by the Association not inconsistent with the Declaration of Condominium.

Section 3. Any officer or director individually of any firm or corporation of which any officer or director shall be a member, stockholder, officer, director, employee, or agent, maybe a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Association, provided that he or she or such firm or

corporation so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, prior to the making thereof. No contract or other transaction between this Association and any other such person, firm, or corporation, and no act of this Association shall in any way be affected or invalidated thereby. Any director of this Association who is also a director or officer of such other corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Association, which shall authorize any such contract or transaction with like force and effect as if he were not director or officer of such other corporation or not so interested.

### **ARTICLE III – QUALIFICATION OF MEMBERS AND THE MANNER OF THEIR ADMISSION**

Section 1. The subscribers constitute the sole members of this Association until the recording of the Declaration of Condominium naming this Association as the association thereunder. Upon the recording of the Declaration of the Condominium, each owner of a unit shall be entitled to membership in the Association. At such time as the purchase price is paid and the deed to a unit is issued, the owner thereof shall become a member.

Section 2. Ownership of a condominium unit shall be a prerequisite to exercising any rights as a member. A condominium unit may be owned by more than one person or by a corporation, association, partnership or trust.

Section 3. Membership shall not be transferable, except as provided herein or in any Declaration of Condominium naming this Association as the association thereunder. The membership of any unit owner shall terminate upon termination of the condominium, or upon transfer of ownership in the unit, provided the transfer is accomplished in accordance with the provisions of the Declaration of Condominium. The transferor's membership shall automatically transfer and be vested in the new owner succeeding to the ownership interest in the unit, subject to a lien thereon for all undischarged assessments or assessment installments. The Association may rely on a recorded deed as evidence of transfer of a unit and thereupon terminate the transferor's membership and recognize the member of the transferee.

### **ARTICLE IV – TERM OF EXISTENCE**

The Association shall have perpetual existence.

## **ARTICLE V – NAMES AND RESIDENCES OF THE INITIAL SUBSCRIBERS**

The names and address of the subscribers of this Article are as follows:

<u>Name</u>	<u>Title</u>	<u>Address</u>
Chris Hayes	President	4958 S. Davis Road Lake Worth Fl., 33461
Margie Harden	Treasurer	16158 S. Military Trail Delray Beach Fl., 33484
Chris Hayes	Secretary	4958 S. Davis Road Lake Worth Fl., 33461

## **ARTICLE VI OFFICERS**

Section 1. The officers of the Association shall consist of a President, a Secretary, a Treasurer, and any assistants to such officers or other officers as the Board of Directors may deem appropriate from time to time.

Section 2. The names of the officers who are to serve perpetually are as follows:

<u>Name</u>	<u>Title</u>	<u>Address</u>
Chris Hayes	President	4958 S. Davis Road Lake Worth Fl., 33461
Margie Harden	Treasurer	16158 S. Military Trail Delray Beach Fl., 33484
Chris Hayes	Secretary	4958 S. Davis Road Lake Worth Fl., 33461

Section 3. Officers of the Association shall hold annual meeting of the Board of Directors and shall hold office at the pleasure of the Board. Any officer may be removed at any meeting by the affirmative vote of the majority of the members of the Board either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.

## **ARTICLE VII – BOARD OF DIRECTORS**

Section 1. The affairs and business of this association shall be to managed, service, and conducted by a Board of Directors consisting of not less than three (3) nor more than nine (9) persons.

Section 2. The names of the initial Board of Directors and their terms of office are as follows:

<u>Name</u>	<u>Term</u>	
Chris Hayes	Life Time	Disabled
Margie Harden	Life Time	
Jaime Lindsey	Four Years	
Jason Sullivan	Four Years	Disabled
Irene Chairella	Four Years	Disabled
Kelly Scalf	Four Years	Disabled

Section 3. At the expiration of the term of such initial Director (s), his/her successor shall be elected by the members of the Association to serve for a term of life. A DIRECTOR shall hold office until his or her successor has been qualified and elected, if the Director wishes to step down from the Association. The voting interests of the Association may establish, by majority vote, two-year alternating terms for additional members not listed here above of the Board of Directors.

Section 4. The Additional Directors may be removed with or without cause, by a majority vote of membership at any annual meeting or any special meeting duly called therefore with or without cause by the vote or agreement in writing by a majority of all the voting interests in the manner provided by Section 718.112(2)(j), Florida Statutes.

Section 5. In the event of a vacancy on the Board by reason of death, resignation or otherwise, a majority of Board is authorized to fill the vacancy until the next annual meeting. If after a written request of any member of the Association that the vacancy be filled, the Board fails or refuses to fill the vacancy for a period of ninety (90) days from the receipt of such notice, then the vacancy shall be filled by the members of the additional members of the Association at a duly called meeting. Subject to the provisions of 718.301, Florida Statutes, only the developer may vote to fill a vacancy on the Board previously occupied by a member elected or



appointed by the developer. Only unit owners other than the developer may vote to fill a vacancy on the Board previously occupied by a member elected by unit owners other than the developer.

Section 6. Annual meetings of the Board shall be held immediately following the annual meeting of the members and at the same place. The President, Secretary, or a majority of the Board upon written notice may call special meetings of the Board by telegram, personal delivery or by United States mail to each Director sent at least two (2) days prior to the date of the meeting.

## **ARTICLE VIII – BYLAWS**

The Bylaws of the Association are to be made or approved by the Board of Directors initially and thereafter may amended, altered, modified or rescinded by the action or approval of the members of the Association, except that any such change of the Bylaws shall not affect the rights or interest of the Developer of the condominium or the mortgages of any condominium property or unit without the written consent of the Developer or the mortgagee, respectively, to the extent such written consent may be required by the developer or mortgagee. The manner of altering, modifying, amending or rescinding the Bylaws shall be provided for in the Bylaws.

## **ARTICLE IX – AMENDMENTS TO THESE ARTICLES**

Section 1. Amendments to these Articles of Incorporation shall be proposed to the membership of the Association in writing. A two-thirds (2/3) affirmative vote of the total voting interests of the Association shall be necessary to amend the Articles of Incorporation.

Section 2. No amendment shall make any change in the qualification of the membership without approval in writing of all members and the joinder of all record holders of mortgages upon any condominium property or upon property held by the Association. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium of the condominium governed by this Association.

## **ARTICLE X – VOTING**

Section 1. Each member in good standing shall be entitled to one vote. Any unit owned by more than one person or by a corporation, partnership, or trust shall be entitled to only one vote, to be cast by a designee of the holder or holders. If the designation is not filed with the Secretary prior to the commencement of the meeting in which the vote may be exercised, the unit shall not be voted. The designation may be drawn to apply to a

specific meeting or to any and all meetings until revoked by the owner or owners of the unit.

Section 2. Votes may be cast either in person or by proxy. No power of attorney may be used for purposes of voting. All proxies and voting trust agreements must be in writing and filed with the Secretary before the convening for each meeting. Any proxy given shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof.

Section 3. All members of the Association shall be entitled to vote on matters affecting the Association, its property, and other possessory interests or uses and election of Directors.

Section 4. A membership shall be deemed in "good standing" upon evidence of ownership of a condominium unit and membership shall pass as an appurtenance thereto.

#### **ARTICLE – XI DISTRIBUTION OF PROFIT**

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation 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 Article three (III) hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other activities not permitted to be carried on (a) by a corporation exempted from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

#### **ARTICLE – XII DISSOLUTION**

Upon the dissolution of the corporation, assets shall be distributed for one or more exempted 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.

### **ARTICLES XIII – ADDITIONAL PROVISIONS**

Section 1. No officer, Director or member shall be personally liable for any debt or other obligation of the Association, except as provided in the Declaration of Condominium naming this Association as the association thereunder.

Section 2. The Association shall not be operated for profit. No dividend shall be paid, and no part of the income of the Association shall be distributed to its members, Directors or officers. The Association may pay compensation in a reasonable amount to its members, Directors or officers for services rendered, may confer benefits upon its members in conformity with its purpose, and upon dissolution or final liquidation may make distributions to its members as permitted by the court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

Section 3. Where the context of these Articles permits, the use of the plural shall include the singular shall include the plural, and the use of any gender shall be deemed to include all genders.

Section 4. Every member of the Board of Directors and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fee reasonably incurred by or imposed upon him/her in connection with any proceeding or any settlement of any proceeding to which he/she may be a party, or in which he may become involved, by reason of his being, or having been, a member of the Board of Directors or officer of the Association, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, whether or not he is a member of the Board of Directors or officer at the time such expenses are incurred.

### **ARTICLE XIV – INITIAL MONEY FOR START UP**

As is so determined that the Incorporators are required to invest one percent or ten thousands dollars into the construction of the project. The Incorporators do hereby pledge to pay this amount in the initial stages of development.

### **ARTICLE XV – SEVERABILITY**

Should any paragraph, sentence, phrase, or portion thereof, of any provision of these Articles or of the Bylaws or rules and regulations be held invalid, it shall not affect the validity of the remaining parts thereof or of the remaining instruments.

**ARTICLE XVI – APPOINTMENT OF AGENT FOR SERVICE OF PROCESS**

Pursuant to Section 48.091, Florida Statutes, CHRIS HAYES, is appointed agent for the service of process upon the DISABILITY HOUSING INITIATIVE OF PALM BEACH, INC.

IN WITNESS WHEREOF, the subscribing incorporation have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this \_\_\_\_ day of \_\_\_\_\_, 2004.

Chris Hayes (Seal)  
(Name) President

Chris Hayes (Seal)  
(Name) Secretary

Margie Harden (Seal)  
(Name) Treasurer

**STATE OF FLORIDA**

**COUNTY OF PALM BEACH**

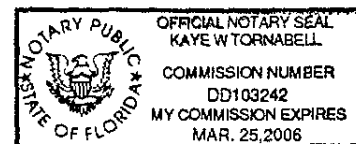
I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared Chris Hayes, Jaime Lindsey, Margie Harden, to me known to be the persons described as subscribers in, and who executed the foregoing Articles of Incorporation, as their own free act and deed.

WITNESS my hand and official seal at DELRAY BEACH, Florida, this 12<sup>th</sup> day of JANUARY, 2004.

Kaye W. Tornabelli  
Notary Public

My commission expires:

Personally known ☒ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



FILED

2004 JAN 14 AM 7:40

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATION OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the Provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

**DISABILITY HOUSING INITIATIVE OF PALM BEACH, INC**

2. The name and address of the registered agent and office is:

Chris Hayes  
4958 S. Davis Road  
Lake Worth Fl., 33461

SIGNATURE: Chris Hayes

(Corporate seal)

TITLE: President

DATE: 1-12-04

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 PREFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE: Chris Hayes

DATE: 1-12-04

REGISTERED AGENT FILING FEE: \$35.00