

NO4000002216

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☒ WAIT

☐ MAIL

(Business Entity Name)

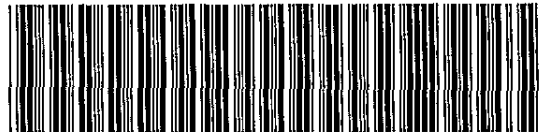
(Document Number)

Certified Copies 1

Certificates of Status 1

Special Instructions to Filing Officer:

Office Use Only



700029382187

03/05/04--01035--017 **87.50

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
04 MAR -5 PM 12:22
DIVISION OF CORPORATION
RECEIVED
04 MAR -5 PM 12:07

LAWRENCE HUTCHERSON

Requester's Name

1405 ST. JOHNS AVENUE

Address

PALATKA FLA. 32177

City/State/Zip

Phone #

(386) 325-5259

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. MAGNOLIA GARDENS COMMUNITY DEVELOPMENT
(Corporation Name) (Document #)
CORPORATION, INC.
2. HISTORICAL CENTRAL ACADEMY PRESERVATION AND
(Corporation Name) (Document #)
COMMUNITY DEVELOPMENT CORPORATION, INC.
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

☒ Walk in

☐ Pick up time _____

☒ Certified Copy

☐ Mail out

☒ Will wait

☐ Photocopy

☒ Certificate of Status

NEW FILINGS

- ☐ Profit
- ☒ Not for Profit
- ☐ Limited Liability
- ☐ Domestication
- ☐ Other

AMENDMENTS

- ☐ Amendment
- ☐ Resignation of R.A., Officer/Director
- ☐ Change of Registered Agent
- ☐ Dissolution/Withdrawal
- ☐ Merger

OTHER FILINGS

- ☐ Annual Report
- ☐ Fictitious Name

REGISTRATION/QUALIFICATION

- ☐ Foreign
- ☐ Limited Partnership
- ☐ Reinstatement
- ☐ Trademark
- ☐ Other

Examiner's Initials

FILED
SECRETARY OF STATE
ALLAHUDDIN, FLORIDA
04 MAR -5 PM 12:22

**ARTICLES OF INCORPORATION
FOR
MAGNOLIA GARDENS COMMUNITY DEVELOPMENT
CORPORATION, INC.**

In compliance with the laws of the State of Florida, the undersigned do hereby voluntarily associate for the purpose of forming a corporation not-for-profit for the purposes and with powers set forth herein.

ARTICLE I - NAME

MAGNOLIA GARDENS COMMUNITY DEVELOPMENT CORPORATION, INC.,
hereinafter referred to as the "Corporation."

ARTICLE II - REGISTERED AGENT

The name and address of the Registered Agent of the Association and the Principal office address are :

**RUTH E.S. CAMPBELL
5811 GERANIUM ROAD
JACKSONVILLE, FLORIDA 32209**

ARTICLE III - PRINCIPAL OFFICE

The principal office of the Corporation shall be in Duval County, Florida; but the Corporation may maintain offices and transact business in any other county in the State of Florida, as may from time to time be designated by the Board of Directors.

ARTICLE IV - PURPOSE AND POWERS

The purposes of which this Corporation is formed are exclusively charitable, educational, literary, historical and economic. **This organization is organized exclusively for charitable purposes within the meaning of section 501 (c) (3) of the Internal Revenue Code.** And will consist of the following:

A. The Specific and primary purposes are:

Goal 1: To educate and organize the residents of the Magnolia Gardens Subdivision in Jacksonville, Duval County, Florida for the sole purpose of forming a unified group to address the vital Housing and Infrastructure issues that demand the immediate attention of the Residents and the Governmental Officials of Duval County

Goal 2: To supplement the main purpose stated above by incorporating new innovative proposals and strategies to remedy said issues and restore the Beauty, Dignity and Pride formerly possessed by the Subdivision. To develop an expansive fund-raising system, having a multi-faceted and self-sufficient design, enabling the corporation to effectively address the critical issues that have deprived the Community of its Historical, Economic and Moral Potential.

Goal 3: To provide inspiring and enriching experiences for the Youth in the area through programs that interface with County and Churches within the subdivisions jurisdiction.

Goal 4: To provide a Resource and Community Center for Family oriented events, holiday's, and special Community activities. To create a bond of unity between the Families within the Subdivision Community, including the Churches and Organizations with the ultimate goal of benefiting everyone.

B.

(1) To raise the spiritual, educational, economic and social levels of the targeted community , including members of moderate, low, and very low income community, who reside in the Magnolia Gardens Community and to foster and promote community-wide interest and concern for the problems of the area to the end that (a) educational and economic opportunities may be expanded; (b) sickness, poverty, crime, and environmental degradation may be lessened; and (c) racial tensions, prejudice, and discrimination, economic and otherwise, may be eliminated; and (d) expound the need for establishing and fostering unity, cooperation and a peaceful co-existence.

(2) It is this purpose of the Corporation thereby to encourage the citizens within the community to seek viable solutions to relieve the existing sub-standard and distressed conditions enabling them to secure the proper redress through numerous forums locally, State-wide and at the Federal level while at the same time lessening the burdens of government and promote the social welfare through self-sufficiency as much as possible.

(3) To expand opportunities available to said families and individuals to interact with other Families and Individuals who are sincere about the **Development of the Community** and the welfare and benefit of others working for the same goals .

(4) To aid, support and assist through fellowship, gifts, contributions, and association with other groups operating exclusively for developmental, charitable, or educational purposes. No part of the net earnings of which endures to the benefit of any private shareholder or individual, and no substantial part of the activities of which is for carrying on propaganda, or otherwise attempting to influence legislation.

(5) 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 organization of any kind or nature, such as corporations, firms associations, trusts, institutions, foundations, or governmental bureaus, departments or agencies.

C.

In furtherance, but not in limitation, of the foregoing developmental, charitable, and educational purposes, the Corporation shall have the following powers:

(1) To solicit, collect and receive money and other assets, and to administer funds and contributions received by grant, gift, deed, bequest or devise, and otherwise to acquire money, securities, property, rights and services of every kind and description, and to hold, invest, expend, contribute, use, sell or otherwise dispose of any money, securities, property, rights or services so acquired for the purpose above mentioned.

(2) To borrow money, and to make, accept, endorse, execute and issue bonds, debentures, promissory notes, and other corporate obligations for monies borrowed, or in payment for property acquired, services rendered or for any other purposes of the Corporation, and to secure payment of any such obligation by mortgage, pledge, deed indenture agreement or other instrument or trust, or by other lien upon, assignment of or agreement in regard to all or any part of the property, rights or privileges of the Corporation.

(3) To invest and reinvest its funds in such mortgages, bonds, notes, debentures, shares and any other securities of any kind whatsoever, including property, real, personal or mixed, tangible or intangible, all as the Corporation's Board of Directors shall deem advisable and as may be permitted by law.

(4) To engage in activity of operation of Joint ventures for the purposes of providing materials, resources, employment opportunities, and developmental opportunities to said families and individuals for the purpose of furthering the development of the community.

(5) To hire and fire Contracted Employees and to contract for outside services at the will of the Corporation.

(6) To engage in any and all activities which will directly or indirectly improve the **Spiritual** welfare and **Mental** conditions of families and individuals in the community

(7) To exercise all rights and powers conferred upon corporations formed under the General Nonprofit Corporation Law of the state of Florida provided, however, that the Corporation shall not engage in any activities or exercise any powers, including those specifically mentioned herein, that are not in furtherance of the specific and primarily moral, charitable and educational purposes of the Corporation.

(8) The operation of said Corporation shall also include the concerns of:

- A. **Historic Preservation- Real Property and Monuments**
- B. **Interactive Family Enrichment and Resource Center.**
- C. **Youth Council- Think Tank and Self-Expression**
- D. **Senior Activity Council**
- E. **Seminars and Workshops**
- F. **Research**

D. Notwithstanding any other provision of these Articles, the organization shall not carry on any other activities not permitted to be carried on by an organization exempt from Federal Income Tax as an organization described in section 501 (c) (3) of the Internal Revenue Code (or corresponding section of any future federal tax code).

ARTICLE V - MEMBERSHIP

- a. Any person, over the age of eighteen who resides in the Magnolia Gardens Community shall have the right to be a Member of the Corporation's Board of Directors.
- b. The authorized number, if any, and qualifications of Members of the Corporation, the different class of memberships, if any, all assets, voting and other rights and privileges of Members shall be as set forth in the By-Laws.
- c. At least one-third of the members are persons chosen in accordance with democratic selection procedures adequate to ensure that they are representatives of the poor in the area served.

ARTICLE VI - BOARD OF DIRECTORS

The affairs of this Corporation shall be managed by a Board of Directors. The number of Directors shall not be less than three (3); provided however that the Board of Directors may, from time to time increase or decrease the number of Directors, so long as the number of directors is divisible by three (3). The names and addresses of the persons who are to act in the initial capacity of Directors until the selection and qualification of their successors are:

President/Chairman

Ruth E.S. Campbell
5811 Geranium Road
Jacksonville, Florida 32209

- Vice President

Justine Holley
5728 Geranium Road
Jacksonville, Florida 32209

- Secretary

Willie Mae McDuffy
5821 Geranium Road
Jacksonville, Florida 32209

-Treasurer (Finance Committee Chairman)

James Ings
1828 Daytona Lane, North
Jacksonville, Florida 32218

- Director (Member- Financial Secretary)

Juanita Ings
1828 Daytona Lane, North
Jacksonville, Florida 32218

The board of directors is elected at the annual meeting.

ARTICLE VII – OFFICERS

The names of the initial officers of this Corporation are identical with the Board of Directors with the addition of:

**Project Manager: Tracey Harris
5719 Geranium Road
Jacksonville, Florida 32209**

ARTICLE VIII-INCORPORATOR

The name and the mailing address of the incorporator to these Articles of Incorporation is

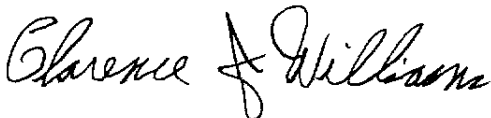
**RUTH E.S. CAMPBELL
5611 GERANIUM ROAD
JACKSONVILLE, FLORIDA 32209**

**STATE OF FLORIDA
COUNTY OF DUVAL**

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the state and county named above to take acknowledgements, personally appeared Ruth E.S. Campbell to me known to be the person described as Incorporator in and who executed the foregoing Articles of Incorporation, and acknowledged before me that she executed and subscribed to these Articles of Incorporation


RUTH E.S. CAMPBELL

WITNESS my hand and official seal in the state and county named above this
2nd day of March 2004





Clarence J. Williams
MY COMMISSION # CC917263 EXPIRES
April 4, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE. NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in
compliance with said Act:

First, That **MAGNOLIA GARDENS COMMUNITY DEVELOPMENT
CORPORATION, INC., Inc.** desiring to organize under the laws of the State of Florida, with
its principal office as indicated in the Articles of Incorporation, in the City of Jacksonville,
County of Duval and State of Florida, has named RUTH E.S. CAMPBELL as its agent to accept
service of process within this state.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above stated corporation at the
place designated in this certificate, I, RUTH E.S. CAMPBELL hereby accept to act in this
capacity, and agree to comply with the provisions of said Act relative to keeping upon said
office.

Ruth E.S. Campbell
RUTH E.S. CAMPBELL
Registered Agent

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
04 MAR -5 PM 12: 22

ARTICLE IX - AMENDMENTS

These Articles of Incorporation may be amended by a majority vote at the annual meeting or at a special meeting called for that purpose.

ARTICLE X - DISSOLUTION

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 Court of Common Pleas of the county in which the principal office of the organization 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.