

No 4000003510

(Requestor's Name)

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(City/State/Zip/Phone #)

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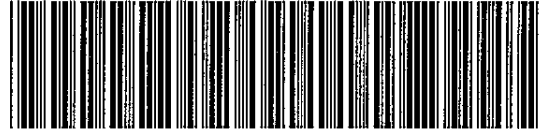
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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TRANSMITTAL LETTER

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

SUBJECT: Partnership For Community Preservation, 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: Sharon D. Bramlett
Name (Printed or typed)

1868 Queen Palm Drive
Address

Apopka, Florida 32712
City, State & Zip

407-880-0777
Daytime Telephone number

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

ARTICLES OF INCORPORATION

PARTNERSHIP FOR COMMUNITY PRESERVATION, INC.

ARTICLE I--NAME

The name of the corporation shall be PARTNERSHIP FOR COMMUNITY PRESERVATION, INC.

ARTICLE II--PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation is 1868 Queen Palm Drive, Apopka, Florida 32712.

ARTICLE III--PURPOSES

This corporation is organized exclusively for charitable and educational purposes as specified in Section 501(c)(3) of the Internal Revenue Code, 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, or the corresponding section of any future federal tax code. The purpose of this corporation is:

- To create and preserve affordable housing for households with low- and moderate income;
- To increase the use of sustainable building materials and practices;
- To advance responsible community and economic development; and
- To increase knowledge of the ecosystem in which we live and how sustainable development practices relate to the environment.

The Corporation is organized pursuant to the Florida Not For Profit Corporations Act, Chapter 617, Florida Statutes.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or participating in any political campaign on behalf of any candidate for public office.

The Corporation shall not conduct or carry on any activities not permitted to be conducted by an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and the regulations thereunder, as they now exist or as they may be amended or replaced, or by an organization, the contributions to which are deductible under

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SECTION 601.04, FLORIDA
REVENUE CODE

PARTNERSHIP FOR COMMUNITY PRESERVATION, INC.
ARTICLES OF INCORPORATION
March 21, 2004

Section 170(c)(2) of the Internal Revenue Code and regulations thereunder as they now exist or they may hereafter be amended or replaced.

ARTICLE IV—MANNER OF ELECTION

The corporation shall have no members.

The management of the affairs of the corporation shall be vested in a board of directors, as defined in the corporation's bylaws. The number of directors shall be no less than three and no more than nine. No director shall have any right, title, or interest in or to any property of the corporation.

The number of directors constituting the initial board of directors is three.

Members of initial board of directors shall serve until the first annual meeting, at which their successors will be duly elected and qualified, or removed as provided in the bylaws.

ARTICLE V—INITIAL DIRECTORS AND/OR OFFICERS

The names and addresses of the initial board of directors of the corporation are as follows:

Sharon D. Bramlett
1868 Queen Palm Drive
Apopka, Florida 32712

Janet Hamer
520 Ocean Dunes Road
Daytona Beach, Florida 32118

Joe Reeves
270 South North Lake Blvd.
Suite 1008
Altamonte Springs, Florida 32701

ARTICLE VI—INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the registered agent of the corporation is Sharon D. Bramlett, 1868 Queen Palm Drive, Apopka, Florida 32712.

PARTNERSHIP FOR COMMUNITY PRESERVATION, INC.
ARTICLES OF INCORPORATION
March 21, 2004

ARTICLE VII--INCORPORATOR

The name and address of the incorporator is Sharon D. Bramlett, 1868 Queen Palm Drive, Apopka, Florida 32712.

ARTICLE VIII--POWERS OF THE CORPORATION

In furtherance of its purposes, but not by way of limitation, the Corporation is empowered:

- (a) To conduct and carry on its activities in any state or territory of the United States in conformity with the laws of such state or territory, subject to the requirements of Section 501(c)(3) of the Code.
- (b) To borrow money and, from time to time, to make, accept, endorse, execute and issue promissory notes or other obligations of the Corporation for moneys borrowed or in payment for property acquired or for any of the other objects or purposes of the Corporation or its business and to secure the payment of any such obligations by mortgage pledge, security interest, deed, indenture, agreement or other instrument of 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 wherever situated, whether now owned or hereafter to be acquired.
- (c) In furtherance of its corporate purposes, to enter into, make, perform and carry out contracts of every kind, with any person, firm, corporation, private, public, or municipal body politic, under the government of the United States, so far as, and to the extent that, the same may be done and performed by a corporation organized under the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes.
- (d) To accept, seek, solicit, request, receive, and hold in trust or otherwise, contributions, legacies, devises, grants, bequests, donations, gifts and benefactions which may be left, made or given to the Corporation.
- (e) To acquire, by purchase or lease, gift, grant, devise, bequest or otherwise, real property and interest in real property in the State of Florida or in any other state or territory of the United States, and to own, hold, improve, employ, develop, use and manage and deal with any real estate so acquired, and to erect, or cause to be erected, on

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March 21, 2004

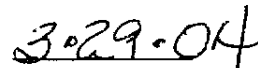
any lands owned, held, or acquired by the Corporation, buildings or other structures, with their appurtenances, and to manage, operate, lease, rebuild, enlarge, alter or improve any buildings or other structures now or hereafter erected on any land so owned, held or occupied, and to mortgage, pledge, sell, convey, lease, exchange, transfer or otherwise dispose of any lands or interests in lands, and any buildings or other structures, and any part of any buildings or other structures, at any time owned or held by the Corporation.

- (f) To do everything necessary, suitable, or proper for the accomplishment, attainment, or furtherance of the purposes, of this Corporation.

ARTICLE IX—PROPERTY

The property of this corporation is irrevocably dedicated to charitable purposes, and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member, if any, of this corporation or any other private person. Upon the winding up and dissolution of this corporation and after paying or adequately providing for the debts and obligations of this corporation, the remaining assets shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and that has established its tax-exempt status under Section 501(c)(3) of the Code.


Signature/Incorporator


Date

PARTNERSHIP FOR COMMUNITY PRESERVATION, INC.
ARTICLES OF INCORPORATION
March 21, 2004

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 617.0501, 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.

- (i) The name of the Corporation is: PARTNERSHIP FOR COMMUNITY PRESERVATION, INC.
- (ii) The name and address of the registered agent and office are:

Sharon D. Bramlett
1868 Queen Palm Drive
Apopka, Florida 32712

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.


Sharon D. Bramlett

3.29.04
Date

FILED
04 APR - 1 PM 12:56
CLERK OF THE STATE
JANUARY 11, 2004
TALLAHASSEE, FLORIDA