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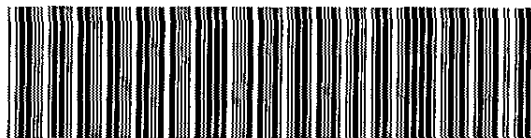
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2006 FEB 20 PM 3:46

SECRETARY OF STATE
TALLAHASSEE FLORIDA

J. 2/21/06

COVER LETTER

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2006 FEB 20 PM 3:46

SECRETARY OF STATE
TALLAHASSEE FLORIDA

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

SUBJECT: Gulf County Community Land Trust, Inc
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are 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 of
Status

ADDITIONAL COPY REQUIRED

FROM: Tim Croft
Name (Printed or typed)

P.O. Box 837
Address

Port St. Joe, Fla 32457-0837
City, State & Zip

(850) 229-7986 or 227-1278
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

January 31, 2006

TIM CROFT
POST OFFICE BOX 837
PORT ST. JOE, FL 32457-0837

SUBJECT: GULF COUNTY COMMUNITY LAND TRUST, INC.
Ref. Number: W06000004815

We have received your document for GULF COUNTY COMMUNITY LAND TRUST, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden
Document Specialist
New Filing Section

Letter Number: 806A00007018

ARTICLES OF INCORPORATION
OF
GULF COUNTY COMMUNITY LAND TRUST, INC

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby forma corporation not for profit, under Chapter 617, Florida Statutes, and do hereby certify that it has become such corporation under and pursuant to the following Articles of Incorporation.

ARTICLE I

The name of this corporation is "**GULF COUNTY COMMUNITY LAND TRUST, INC.**"

ARTICLE II

A. The specific and primary purposes for which this Corporation is formed is to operate for purposes within the meaning of Section 501(C)(3) of the Internal Revenue Code of 1954, Florida Statutes, Chapter 617 and 196, and Articles VII, Section 3 of the Florida Constitution, and to secure and distribute contributions from individuals, corporations, governmental entities and foundations to promote charity.

B. The general purposes and powers are to have and to Exercise all rights and powers conferred on non-profit corporations under the laws of Florida, including the power to contract, rent, buy or sell personal or real property; provided, however that this corporation shall not, except to an insubstantial degree, engage in any activity or exercise any powers that are not in furtherance of the primary purposes of this corporation. The primary purposes of this corporation is to provide opportunities for low, and moderate-income people to secure affordable housing.

C. No substantial part of the activities of this Corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation and the corporation shall not participate or intervene in any political campaign (including the publication or distribution of statements) on behalf of any candidate for public office.

ARTICLE III

This corporation is organized pursuant to the corporations not for profit law of the State of Florida. This corporation does not contemplate pecuniary gain or profit to the directors thereof, and it is organized for non-profit purposes.

ARTICLE IV

The principal office for the transaction of the business Of this corporation is located at 301 E. 1st Street, Port St. Joe, Florida 32456. The registered agent of the corporation is Charles A. Costin and the registered office at which he is located is 413 Williams Avenue, Port St. Joe, Florida 32456.

ARTICLE V

The Board of Directors of this corporation will consist of nine (9)members. The initial Directors are as follows:

Tim Croft	Loretta Costin	John Hendry
3285 Garrison Ave	167 Cessna Drive	1511 Monument Avenue
Port St. Joe, Fla.	Port St. Joe, Fla.	Port St. Joe, Fla.
32456	32456	32456

Greg Johnson	David Warriner	Charlotte Pierce
202 Marine Drive	P.O. Box 280	P.O. Box 462
Port St. Joe, Fla.	Port St. Joe, Fla.	Port St. Joe, Fla.
32456	32457	32457

David Langston	Alan McNair	Mel Magidson
P.O. Box 391	559 South Highway	528 6 th Street
Port St. Joe, Fla.	Wewahitchka, Fla.	Port St. Joe, Fla.
32456	32465	32456

ARTICLE VI

The corporation shall have members. The "Initial Members", who shall have full voting rights at the first annual meeting, shall be the initial board of directors. The "Regular" Members, who shall have full voting rights subsequent to the first annual meeting, shall be those persons who lease land or housing from the corporation or

as Regular Members under Article II of the Bylaws adopted by the Corporation.

ARTICLE VII

This corporation is not organized for pecuniary gain, nor shall it be operated for the pecuniary gain or profit and it does not contemplate the distribution of gains, profits or dividends to the directors thereof and it is organized solely for non-profit purposes. The property, assets, profits and net income of this corporation are irrevocably dedicated to purposes set forth and permitted under Section 501 (C)(3) of the Internal Revenue Code and no part of the profits or net income of this corporation shall ever inure to the benefit of any directors or officers thereof or to the benefit of any private shareholder or individual. Upon the dissolution or winding up of this corporation, the assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for purposes under Section 501 (C)(3) of the Internal Revenue Code and which has established its tax-exempt status under Chapter 617, Florida Statutes.

ARTICLE VIII

The Corporation shall exist in perpetuity.

ARTICLE IX

A. The officers of the corporation shall consist of a Chairman(President) ,Vice-Chairman (Vice-President), Secretary, Treasurer and such other officers as the Board of Directors may from time to time appoint.

B. The Directors of the corporation shall be elected annually in accordance with the by-laws Article III, Section 4(a,b)Election of Board of Directors . Vacancies may be filled at any meeting of the Board of Directors. Each Director shall hold office until the successor Director shall have been duly elected and qualified in accordance with the by-laws.

C. The officers who will serve until the first election of officers:

Tim Croft, President	Loretta Costin, V.P	John Hendry, Sect.
3285 Garrison Ave	167 Cessna Drive	1511 Monument Avenue
Port St. Joe, Fla.	Port St. Joe, Fla.	Port St. Joe, Fla.
32456	32456	32456

Greg Johnson, Trea	David Warriner	Charlotte Pierce
202 Marine Drive	P.O. Box 280	P.O. Box 462
Port St. Joe, Fla.	Port St. Joe, Fla.	Port St. Joe, Fla.
32456	32457	32457

David Langston	Alan McNair	Mel Magidson
P.O. Box 391	559 South Highway	528 6 th Street
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32456	32465	32456

ARTICLE X

The by-laws of this Corporation may be made, amended or rescinded by the Board of Directors.

ARTICLE XI

Amendments to the Articles of Incorporation of this Corporation may be proposed and adopted as follows:

1. Any director may propose amendments to the Articles of Incorporation by giving written notice of the proposed amendment to all Directors of the corporation at least five (5) days prior to any regular meeting by hand delivery or by certified receipt return; provided, receipt is within five (5) days of said special meeting.

2. Duly proposed amendments shall be adopted only by the Affirmative vote of two-thirds (2/3) of the Directors present and voting at any meeting at which a quorum is present. A quorum shall be as set forth in the by-laws.

IN WITNESS WHEREOF, the undersigned, being persons herein above named as the first Directors, have executed these Articles of Incorporation on the 16th day of January 2006. GULF COUNTY COMMUNITY LAND TRUST, INC.

By: Timothy P. Croft
Tim Croft, Incorporator
STATE OF FLORIDA, COUNTY OF GULF

Dannin E. Colben
Witness

BE IT REMEMBERED that on this 16th day of January, 2006, before me, the undersigned officer duly authorized in the State and County aforesaid to take acknowledgments and administer oaths, personally appeared Tim Croft, who is personally known to me or who produced personally known as identification, the incorporate signing the articles in the above corporation and he acknowledged before me that the proposed Articles of Incorporation are the free act and deed of the incorporate and that the facts therein set are truly set forth and that he desires to associate himself pursuant to the foregoing Articles of Incorporation for the purpose of becoming a corporation under the laws of the State of Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Port St. Joe, Florida, in the State and County aforesaid on the day and year first above written.



Wanda L. Bailey
MY COMMISSION # DD240198 EXPIRES
August 11, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

Wanda L. Bailey
Notary Public
My Commission Expires

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

Notary Public

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

First, that **GULF COUNTY COMMUNITY LAND TRUST, INC.**, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at Port St. Joe, Gulf County, Florida, has named **CHARLES COSTIN, 413 Williams Ave., Port St. Joe, Florida 32456**, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated, corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provision of said act relative to keeping open said office.


CHARLES COSTIN

Registered Agent
413 Williams Ave
Port St. Joe, Florida
32456

Date 1/16/06


Tim Croft

Incorporator
3285 Garrison Ave
Port St. Joe, Florida
32457

Date 1-16-06