

NO6000007680

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

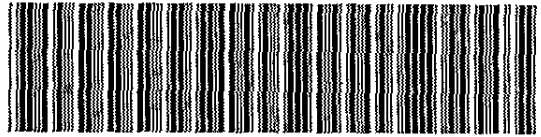
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



900077687589

11/20/06--01008--006 \*\*87.50

FILED  
06 JUL 20 PM 4:17  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

D. WHITE JUL 20 2006



## ***Alachua County Housing Authority***

*703 N.E. 1<sup>st</sup> Street • Gainesville, Florida 32601*

July 19, 2006

Department of State  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314

**SUBJECT: Alachua County Affordable Housing Partners, Inc.**

Enclosed is an original and two (2) copies of the Articles of Incorporation and a check for:

\$87.50 = Filing fee, certified copy & certificate

FROM: Gail Monahan  
703 N. E. 1<sup>st</sup> Street  
Gainesville, FL 32601  
(352) 372-2549

**ARTICLES OF INCORPORATION**  
of  
**Alachua County Affordable Housing Partners, Inc.**

FILED  
06 JUL 20 PM 4: 17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*The undersigned incorporator, a citizen of the United States, for the purpose of forming a corporation under the Florida Not for Profit Corporation Act, hereby adopts the following Articles of Incorporation:*

**ARTICLE I: NAME**

The name of the corporation shall be: **Alachua County Affordable Housing Partners, Inc.**, (hereinafter referred to as "the corporation").

**ARTICLE II: PRINCIPAL OFFICE**

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

**703 N. E. 1<sup>st</sup> Street  
Gainesville, Florida 32601**

**ARTICLE III: PURPOSE**

This corporation is organized 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 also qualify as Section 501(c)(3) exempt organizations. 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.

The purpose for which the Corporation is formed is to provide, on a nonprofit basis, decent and affordable housing for families and individuals with low and moderate income and to accomplish such other related purposes as its members may direct.

The Corporation is irrevocably dedicated to, and operated exclusively for, nonprofit purposes.

The Corporation shall be empowered to buy, sell, own, convey, mortgage or lease any real or personal property and to construct, maintain and operate improvements thereon.

The Corporation shall be empowered to borrow money and to issue evidence of indebtedness, and to perform such other acts as are necessary to accomplish its purposes.

Further, the Corporation is empowered to receive and maintain a fund or funds of real or personal property, or both, and, subject to the restrictions and limitations hereinafter set forth, to use and apply the whole or any part of the income there from and the principle thereof exclusively for charitable, religious, scientific, literary, or educational purposes either directly or by contributions under Section 501(c)(3) of the Internal Revenue Code

of 1954 (herein called the "Code") and its Regulations as they now exist or as they may hereafter be amended.

No part of the assets or net earnings of the Corporation shall inure to the benefit of, or be distributable to, any member, director or officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation), nor shall any private individual be entitled to share in the distribution of any of the Corporation assets on dissolution of the Corporation.

Notwithstanding any other provisions of these Articles of Incorporation, the Corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from federal income tax under Section 501(c)(3) of the Code and its Regulations as they now exist or as they may hereafter be amended, or by an organization contributions to which are deductible under Section 170(c)(2) or the Code and Regulations as they now exist or as they may hereafter be amended.

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purpose of the Corporation in such manner, or to such organizations organized and operated exclusively for charitable, education, religious, scientific or literary purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law), as the Board of Directors upon majority vote shall determine. Any of such assets not so disposed of shall be disposed of by any court of record with general equity jurisdiction in the city or county of Virginia where the registered office of the Corporation is located, exclusively for such purposes or to such organization or organizations, as such court shall determine, which are organized and operated exclusively for such purposes.

#### **ARTICLE IV: BOARD OF DIRECTORS (MANNER OF ELECTION)**

The affairs of the Corporation shall be managed by the Board of Directors. The Alachua County Housing Authority Board of Commissioners will also serve as the Board of Directors for the corporation. Board members are appointed by the Alachua County Board of County Commissioners, including the resident member of the Board.

#### **ARTICLE V: INITIAL DIRECTORS**

The names and addresses of the persons who are to serve as the initial directors are as follows:

Mr. Max G. Wells (Chairman)  
PO Box 1306  
Alachua, FL 32616

Mr. Paul Fuller (Vice-Chairman)  
12412 S. W. 14<sup>th</sup> Avenue  
Newberry, FL 32669

Mr. Jonathan Wershow  
PO Box 1260  
Gainesville, FL 32602

Mr. Mark Schroepel  
23955 N. W. 3<sup>rd</sup> Avenue  
Newberry, FL 32669

Ms. Christine Mays  
PO Box 842  
Waldo, FL 32694

**ARTICLE VI: INITIAL REGISTERED AGENT AND STREET ADDRESS**

**Gail Monahan** shall serve as the initial registered agent. Ms. Monahan's mailing address is **703 N. E. 1<sup>st</sup> Street, Gainesville, FL 32601**

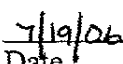
**ARTICLE VII: INCORPORATOR**

**Gail Monahan** is the incorporator to these Articles of Incorporation. Ms. Monahan's mailing address is **703 N. E. 1<sup>st</sup> Street, Gainesville, FL 32601**.

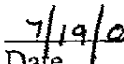
---

*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.*

  
Gail Monahan/Registered Agent

  
Date

  
Gail Monahan/Incorporator

  
Date

FILED  
06 JUL 20 PM 4:17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA