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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

8/16/06

COVER LETTER

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

SUBJECT: ALAFIA COMMUNITY LAND TRUST, 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: G. Edward Best

Name (Printed or typed)

1500 San Roy Drive

Address

Dunedin, FL. 34698

City, State & Zip

727 366 0103

Daytime Telephone number

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

ALAFIA COMMUNITY LAND TRUST, INC.

ARTICLES OF INCORPORATION

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ARTICLE I NAME

The name of the corporation shall be:

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ALAFIA COMMUNITY LAND TRUST, INC.

ARTICLE II PRINCIPAL OFFICE

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

401 Yelvington Avenue
Clearwater, Florida 33755

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

The purposes for which the corporation is formed are exclusively charitable, and the specific and primary purposes are:

- a. To provide opportunities for low [or low- and moderate-] income people to secure housing that is decent and affordable and that is controlled by the residents on a long-term basis.
- b. To combat community deterioration in economically disadvantaged neighborhoods by promoting the development, rehabilitation, and maintenance of decent housing in these neighborhoods; by making land available for projects and activities that improve the quality of life in these neighborhoods; and by assisting residents of these neighborhoods in improving the safety and well being of the community.

Notwithstanding any other provisions of these article, the corporation is organized exclusively for one or more of the purposes as specified in 501 (c)(3) of the Internal Revenue Code of 1954, and shall not carry on any activities not permitted to be carried on by a corporation exempt from Federal Income Tax under IRC 501 (c)(3) or corresponding provisions of any subsequent Federal tax laws.

ARTICLE IV POLITICS

No substantial part of the activities of the corporation shall be carrying on propaganda, or otherwise attempting to influence legislation [except as otherwise provided by IRC 501 (h) or participating in, or intervening in (including the publication or distribution of statements) any political campaign on behalf of any candidates for public office.

ARTICLE V ASSETS AND DISSOLUTION

The property of this corporation is irrevocably dedicated to charitable purposes meeting the requirements for exemption provided by section 214 of the Revenue and Taxation Code, and no part of the net income or assets of this corporation shall ever inure to the benefit of any trustee, director, officer or member thereof or to the benefit of any private person.

Upon the dissolution or winding up of the corporation, its assets remaining after payment, 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

charitable purposes meeting the requirements for exemption provided by section 214 of the Revenue and Taxation Code and which has established its tax exempt status under Section 501(c)(3), Internal Revenue Code.

ARTICLE VI MANNER OF ELECTION

The manner in which the directors are elected or appointed:

At the first annual meeting, and thereafter in accordance with the Bylaws, the Members of the Corporation shall elect a Board of Directors consisting of not less than six or more than fifteen persons.

ARTICLE VII MEMBERSHIP

The Membership of the Corporation with full voting rights, in accordance with the Bylaws, shall be as follows:

- a. The Initial Members, who shall have full voting rights at the First Annual Meeting, shall be those persons who have attended at least one "organizing meeting" since June 15 2006, as determined by the initial Board of Directors from the minutes of such meetings.
- b. The Regular Members, who shall have full voting rights subsequent to the First Annual Meeting, in accordance with the Bylaws, shall be (1) The "Lessee Members", who are all persons who lease land or housing from the Corporation or who lease or own housing located on land leased by another entity from the Corporation, and (2) The "Non Lessee Members", who are all other persons who qualify as Regular Members under the Bylaws.

ARTICLE VIII INITIAL DIRECTORS AND/OR OFFICERS

List name(s), address(es) and specific title(s):

Donald Hallback 1112 West Madison Street Plant City, FL 33563	Chairman
Glenn Edward Best 1500 San Roy Drive Dunedin, FL 34698	Vice Chairman
Karen Best 1500 San Roy Drive Dunedin, FL. 34698	Secretary/Treasurer
Stephanie Hamilton 1709 Balmoral Street Clearwater, FL. 33756	Director
Suesan Walker 6530 Annie Oakley Drive Apartment #1827 Henderson, NV 89014	Director
Patrick Valtin 1988 Freedom Drive Clearwater, FL 33755	Director

ARTICLE IX INITIAL REGISTERED AGENT AND STREET ADDRESS

The **name and Florida street address** of the registered agent is:

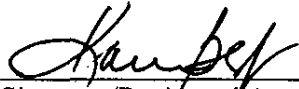
Karen Best
1500 San Roy Drive
Dunedin, Fl. 34698

ARTICLE X INCORPORATOR

The **name and address** of the Incorporator is:

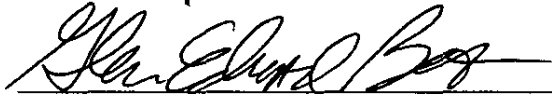
Glenn Edward Best
1500 San Roy Drive
Dunedin, FL 34698

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.



Signature/Registered Agent

8/15/06
Date



Signature/Incorporator

8-15-2006
Date

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA