

NO7000012155

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(City/State/Zip/Phone #)

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07 DEC 20 AM 11:26
SECRETARY OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

07 DEC 20 AM 9:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, FL 32308

City/St/Zip

850-222-2785

Phone #

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

1- HOMES FOR INDEPENDENCE PROPERTIES, INC.

2-

3-

4-

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

**ARTICLES OF INCORPORATION
OF
HOMES FOR INDEPENDENCE PROPERTIES, INC.
A Florida Not-For-Profit Corporation**

07 DEC 20 AM 9:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

HOMES FOR INDEPENDENCE PROPERTIES, INC., is a Florida not-for-profit corporation.

The undersigned, acting as incorporator of a corporation (the "Corporation") pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be: HOMES FOR INDEPENDENCE PROPERTIES, INC.

ARTICLE II - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business of this corporation shall be: 2735 Whitney Road, Clearwater, Florida 33760; and its mailing address shall be 2735 Whitney Road, Clearwater, Florida 33760.

ARTICLE III - PURPOSES AND POWERS

Section 1. The specific purposes of the Corporation shall be:

- A. To own and operate affordable housing for low- and moderate-income people.
- B. To accept charitable donations as a corporation exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (hereinafter, the "IRC").
- C. To manage and operate its assets, if any, in recognition and attainment of the foregoing objectives; and
- D. To utilize its assets and resources in furtherance of the foregoing objectives.

Section 2. Except as limited by these Articles of Incorporation, this Corporation shall have and exercise all rights and powers conferred on not-for-profit corporations under the laws of the State of Florida, all in furtherance of the specific purposes delineated in Section 1 above.

Section 3. Notwithstanding any other provisions of these Articles of Incorporation, the purposes for which the Corporation is organized are exclusively religious, charitable, scientific, literary,

and educational within the meaning of Section 501(c)(3) of the IRC, and regulations issued pursuant thereto as they now exist or as they may hereafter be amended.

ARTICLE IV - LIMITATION ON ACTIVITIES

Section 1. No part of the 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 other private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes), and no member, director or officer of the Corporation, or any other private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation; provided, however, the Corporation may confer benefits in the form of distributions, in dissolution or otherwise, upon any not-for-profit corporation described in Section 501(c)(3) of the IRC and specified in section 3 below. 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 any political campaign (including the publication or distribution of statements) on behalf of any candidate for public office.

Section 2. The Corporation shall not engage in any act self-dealing as defined in Section 4941(d) of the IRC, as amended, or corresponding provisions of any subsequent federal tax laws.

Section 3. The Corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to tax on undisclosed income imposed by Section 4942 of the IRC, as amended, or corresponding provisions of any subsequent federal tax laws.

Section 4. The Corporation shall not retain any excess business holdings as defined on Section 4943(c) of the IRC, as amended, or corresponding provisions of any subsequent federal tax laws.

Section 5. The Corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the IRC, as amended, or corresponding provisions of any subsequent federal tax laws.

Section 6. The Corporation shall not make any taxable expenditures as defined in Section 4945(d) of the IRC, as amended, or corresponding provisions of any subsequent federal tax laws.

Section 7. 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 taxation under Section 501(c)(3) of the IRC, as amended, and regulations issued pursuant thereto as they now exist or as they may hereafter be amended, or by an organization to which contributions are deductible under Section 170(c)(2) of the IRC, as amended, and regulations issued pursuant thereto as they now exist or as they may hereafter be amended.

Section 8. Upon dissolution of the Corporation, after paying or making provisions for the payment of all of the liabilities of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the IRC, 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 so disposed of shall be disposed of by the Court of competent jurisdiction of the county in which the principal office of the Corporation 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.

ARTICLE V - TERM OF EXISTENCE

The Corporation shall have perpetual existence.

ARTICLE VI - MEMBERSHIP

The Corporation shall have no members.

ARTICLE VII - BOARD OF DIRECTORS

Section 1. The business and affairs of the Corporation shall be managed by a Board of Directors the members of which are hereinafter referred to as Directors.

Section 2. The Members of the initial Board of Directors of the Corporation, who shall serve until the organizational meeting of the Corporation held by the Board of Directors following the filing of these Articles of Incorporation, shall consist of three (3) individuals whose names and addresses are as follows:

<u>Name</u>	<u>Address</u>
William Sandonato, Jr.	2735 Whitney Road Clearwater, Florida 33760
Guy W. Klenke	2735 Whitney Road Clearwater, Florida 33760
Lori J. Kriesle	2735 Whitney Road Clearwater, Florida 33760

Section 3. The number of Directors shall be as provided in the Bylaws of the Corporation, but shall not be less than three (3).

Section 4. Directors shall be elected and hold office as provided in the Bylaws.

ARTICLE VIII - INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

William Sandonato, Jr.
2735 Whitney Road
Clearwater, Florida 33760

ARTICLE IX - BYLAWS

Section 1. The Board of Directors shall adopt Bylaws for the Corporation at the organizational meeting of the Corporation held by the Board of Directors following the filing of these Articles of Incorporation.

Section 2. The power to adopt, alter, amend or repeal the Bylaws of the Corporation may be exercised by the Board of Directors in accordance with the provisions of the Bylaws.

ARTICLE X - AMENDMENTS

The power to amend these Articles of Incorporation shall be vested only in the Directors of the Corporation, as may be more specifically provided in the Bylaws of the Corporation.

ARTICLE XI - INDEMNIFICATION

The Corporation shall indemnify each incorporator, director and officer of the Corporation to the full extent permitted by law.

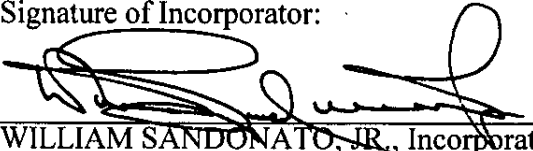
ARTICLE XII - INCORPORATOR

The name and address of the incorporator for these articles of incorporation is:

William Sandonato, Jr.
2735 Whitney Road
Clearwater, Florida 33760

The undersigned incorporator has executed these Articles of Incorporation this 18th day of December, 2007.

Signature of Incorporator:

A handwritten signature in black ink, appearing to read "William Sandonato, Jr.", written over a horizontal line.

WILLIAM SANDONATO, JR., Incorporator

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 617.0501 OF THE FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT FOR THE PURPOSE OF DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT IN THE STATE OF FLORIDA.


1. The name of the Corporation is: HOMES FOR INDEPENDENCE PROPERTIES, INC.
2. The name and address of the registered agent and office is: William Sandonato, Jr.
2735 Whitney Road
Clearwater, Florida 33760


WILLIAM SANDONATO, JR., Incorporator

December 18, 2007

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


WILLIAM SANDONATO, JR.,
Registered Agent

December 18, 2007

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AND
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TALLAHASSEE, FLORIDA