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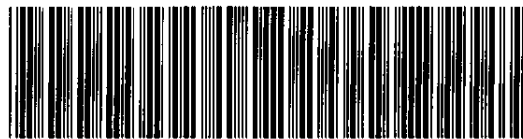
(Business Entity Name)

(Document Number)

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

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2010 JUL 29 PM 12:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

7-30-10  
C

## COVER LETTER

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

**SUBJECT:** Brevard Community Partnership, 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: John Corbett  
Name (Printed or typed)

7665 South Highway A1A  
Address

Melbourne Beach, FL 32951  
City, State & Zip

561-346-0122  
Daytime Telephone number

ejohncorbett@gmail.com  
E-mail address: (to be used for future annual report notification)

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

ARTICLES OF INCORPORATION OF  
BREVARD COMMUNITY PARTNERSHIP, INC.

Pursuant to the provisions of §§ 617.0202 et seq., Florida Statutes the undersigned, being the incorporators of BREVARD COMMUNITY PARTNERSHIP, INC. (the "Corporation") do hereby execute, on behalf of the Corporation, the following Articles of Incorporation:

ARTICLE ONE

The name of this corporation is BREVARD COMMUNITY PARTNERSHIP, INC. The corporation is organized and incorporated under the Florida Not For Profit Act, § 617.001 et seq., Florida Statutes, as a charitable organization the net earnings of which are devoted exclusively to charitable, scientific, educational, literary and fraternal purposes.

ARTICLE TWO

The corporation is to have perpetual existence.

ARTICLE THREE

§3.01 The corporation may transact any and all lawful business for which corporations authorized to engage in charitable purposes may be incorporated under the Florida Not For Profit Act and the Florida General Corporation Act. The corporation is organized as a non-profit, charitable organization and its exempt purposes include the following:

- A) any and all purposes permissible under Rev. Proc. 96-32, 1996-20 I.R.B. 14 and the fostering of low-income housing. The corporation shall also be authorized to engage in such other business activities as may be necessary or permissible for the purposes permissible under Rev. Proc. 96-32, 1996-20 I.R.B. 14.
- B) to promote, facilitate, assist and finance the creation of affordable housing for sale or rent in the State of Florida and to assist local governments in carrying out effective community development and project planning and design activities to revitalize existing communities, expand economic development and employment opportunities, improve housing conditions and expand housing opportunities to persons of low and moderate income and otherwise providing direct benefit to persons of low and moderate income, as outlined in the Florida Small Cities Community Development Block Grant Program Act (constituting Fla.Stat. §§ 290.0401 - 290.049) and other statutes and programs listed below. It shall serve as a

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catalyst for community action, a conduit for funds and an advocate for people who desire better and affordable housing but who are not organized for such purposes. The corporation shall also be authorized to engage in such other business activities as may be necessary or permissible for the foregoing purposes, including the coordination of the delivery of social services incidental or related to the purposes prescribed by the Florida Small Cities Community Development Block Grant Program Act. However, it is not a primary purpose of the corporation to be a builder, developer, or real estate management firm. In order to facilitate the ends and purposes described in paragraphs A and B of this Article IV, the corporation may elect to obtain the following certifications:

- a "community development corporation" under the Florida Small Cities Community Development Block Grant Program Act;
- a "local development corporation" as defined in the Community Block Grant regulations contained in Title 24 C.F.R. §570.204(C)(3);
- a conduit for Small Business Administration funds pursuant to section 301(d) of the Small Business Investment Act of 1958, as amended;
- a "community housing development organization" under the Home Investments Partnership Program (Title 24 CFR Part 92);
- a "community-based organization" or a "neighborhood housing services corporation" under chapter 420 parts IV, V, VI and VII, Florida Statutes;

§ 3.02 The corporation shall also be authorized to engage in such other business activities as may be incidental to the foregoing purposes or as may be necessary or permissible for its operation.

#### ARTICLE FOUR

§4.01 The corporation shall be organized on a non-stock basis pursuant to § 617.0505, Fla. Stat. The corporation shall not have members. The powers of this Corporation shall be exercised, its properties controlled and its affairs managed, by a board of directors consisting of not less than three (3) persons. A

statement as to the manner in which the members of the Board of Directors shall be elected or appointed shall be set forth in the Corporation's bylaws.

§4.02 Any action required or permitted to be taken by the members of a corporation under any provision of law shall be taken by the Board of Directors, and may be taken without a meeting or notice thereof if all persons then serving on the Board of Directors individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the board of directors of the Corporation, and any such written action shall have the same force and effect as if taken upon a vote of the board of directors at a regular or special meeting thereof. Any certificate or other document filed under any provision of law which relates to action taken as provided in this paragraph shall state that the action was taken by unanimous written consent of the board of directors of the Corporation without a meeting and that these Articles of Incorporation and the bylaws of the Corporation authorize the members to so act. Such a statement shall be prima facia evidence of such authority.

#### ARTICLE FIVE

The street address of the initial principal place of business of this Corporation is 7665 South Highway A1A, Melbourne Beach, FL 32951, and the mailing address of the corporation is P.O. Box 510512, Melbourne Beach, FL 32951.

#### ARTICLE SIX

§6.01 The name and mailing address of the incorporator of this corporation are: John Corbett, P.O. Box 510512, Melbourne Beach, FL 32951. Said incorporator is over the age of eighteen (18) years, sui juris and a citizen of the United States and the State of Florida.

§6.02 The name and street address of the initial Registered Agent for this corporation to accept service of process within the State of Florida is Frank R. Brady, Esq., Brady & Brady, P.A., 350 Camino Gardens Blvd., Suite 300, Boca Raton, Florida 33432.

#### ARTICLE SEVEN

§7.01 The powers of this Corporation shall be exercised, its properties controlled and its affairs managed, by a board of directors consisting of not less than three (3) persons. The names and addresses of the initial board of directors is as follows:

John Corbett  
P.O. Box 510512  
Melbourne Beach,  
FL 32951

Wayne Cooper  
1692 W. Hibiscus Blvd.  
Melbourne, FL 32901

Sean Marks  
6520 Floridana Avenue  
Melbourne Beach  
FL 32951

The Bylaws may provide for such increase or change, from time to

time, in number of directors as is authorized by law.

§7.02 The Board of Directors shall elect officers of the Corporation to hold the offices specified in the bylaws, which officers shall have the powers and duties set forth in the bylaws. Initially, such officers shall be elected at the first annual meeting of directors and shall serve until their successors in office are elected and qualify.

#### ARTICLE EIGHT

§8.01 No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered to or in behalf of the Corporation.

§8.02 Notwithstanding any other provision of these Articles of Incorporation, the Corporation shall not carry on any activities not permitted to be carried on by an organization described in either §501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") or §501(c)(10) of the Code and exempt from federal income taxation under §501(a) of the Code (such an organization hereinafter referred to as an "Exempt Organization").

§8.03 The property of this Corporation, whether tangible or intangible, real or personal, is hereby dedicated exclusively to charitable, educational, literary, scientific and fraternal 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 thereof, or to the benefit of any other private individual.

§8.04 Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, scientific, literary or fraternal purposes as shall qualify as an Exempt Organization, as the Board of Directors may determine in its discretion. Any assets of the Corporation not so disposed of shall be disposed of by any court of competent jurisdiction in the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations organized and operated exclusively for such purposes as such court shall determine.

#### ARTICLE NINE

§9.01 The manner of appointment or election of the Corporation's board of directors, their qualification for membership on the board of directors or serving as an officer of the Corporation shall be regulated by the bylaws of this

Corporation.

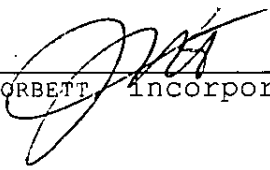
§9.02 These Articles of Incorporation may be amended by resolution of the directors proposed and adopted at a duly called meeting thereof or as otherwise provided by law.

§9.03 The bylaws of the Corporation may be altered, rescinded, added to or amended, and new bylaws may be adopted, by following the procedures therefor specified in the bylaws of the Corporation.

#### ARTICLE TEN

The effective date of this corporation shall be the filing date of these Articles of Incorporation in accordance with Florida Statutes §607.0203.

IN WITNESS WHEREOF, the undersigned, being the incorporator of the Corporation, has hereunto set his hand in the name and on behalf of the Corporation this 23 day of July, 2010.

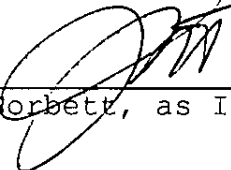
  
\_\_\_\_\_  
JOHN CORBETT, Incorporator

#### STATE OF FLORIDA DEPARTMENT OF STATE

Certificate Designating Place of Business or Domicile for the Service of Process Within This State and Naming Agent Upon Whom Process May be Served.

\_\_\_\_\_  
The following is submitted, in compliance with, Florida Statutes:

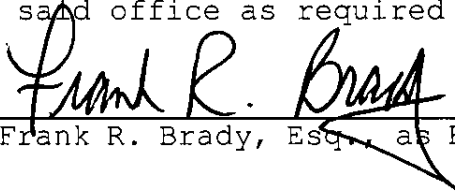
BREVARD COMMUNITY PARTNERSHIP, INC. is a non-profit corporation organized under the laws of the State of Florida, with its initial principal office located at 7665 South Highway A1A, Melbourne Beach, FL 32951 and its mailing address being P.O. Box 510512, Melbourne Beach, FL 32951. The corporation has named Frank R. Brady, Esq. of the law firm of Brady & Brady, P.A. as agent to accept service of process within this State at the office specified in his acceptance below.

  
\_\_\_\_\_  
John Corbett, as Incorporator



ACCEPTANCE:

I hereby agree, as Registered Agent of 'BREVARD COMMUNITY PARTNERSHIP, INC. to accept Service of Process; to keep my office at Brady & Brady, P.A., 350 Camino Gardens Blvd., Suite 300, Boca Raton, Florida 33432 open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service or process at the Florida designated address) in some conspicuous place in said office as required by law.



Frank R. Brady, Esq., as Registered Agent

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