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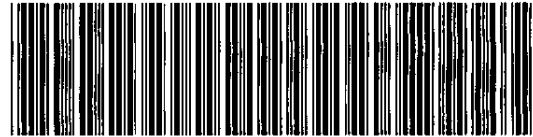
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MRP
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10 AUG -9 PM 3:30
SECRETARY OF STATE
TALLAHASSEE FLORIDA

COVER LETTER

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

SUBJECT: The Lake Worth Cultural Renaissance Foundation, 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: David N. Tolces
Name (Printed or typed)

3099 E. Commercial Blvd., Suite 200
Address

Fort Lauderdale, FL 33308
City, State & Zip

954-771-4500
Daytime Telephone number

dtolces@cityatty.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

THE LAKE WORTH CULTURAL RENAISSANCE FOUNDATION, INC.

FILED

10 AUG -9 PM 3:30

**SECRETARY OF STATE
TALLAHASSEE FLORIDA**

The undersigned, a majority of the Directors of The Lake Worth Community Redevelopment Agency hereby files this, the Articles of Incorporation of The Lake Worth Cultural Renaissance Foundation, Inc., as a non-profit corporation under Chapter 617, Florida Statutes, the corporation Not For Profit Act of the State of Florida, and certifies as follows:

ARTICLE I
NAME

The name of the Corporation is The Lake Worth Cultural Renaissance Foundation, Inc. (hereinafter be referred to as the "Corporation").

ARTICLE II
DURATION

This corporation shall exist perpetually.

ARTICLE III
PURPOSES

The purpose for which this corporation is formed, organized and shall always be operated is for the purposes of receiving and administering funds and operating exclusively within the meaning and parameters of Section 501(c)(3) of the Internal Revenue Code of 1986 or comparable provisions of subsequent legislation, and specifically to promote the rehabilitation, redevelopment, operation, programming, investment, and activities related to buildings and properties located within the boundaries of the City of Lake Worth Community Redevelopment Agency's redevelopment area.

ARTICLE IV
NON-STOCK CORPORATION

The Corporation shall have no stock and no dividends shall be declared or paid.

ARTICLE V
APPOINTMENT OF DIRECTORS

Directors shall be appointed in accordance with the By-Laws of the Corporation.

ARTICLE VI
BOARD OF DIRECTORS

A. Powers. All Corporate powers shall be exercised by or under the authority of, and the affairs of the Corporation shall be managed under the direction of, the Board of Directors.

B. Number. The affairs of this Corporation shall be conducted by a Board of Directors, the number of which shall be determined from time to time in accordance with the Bylaws but shall never be less than five (5) voting members. Notwithstanding the maximum number of directors permitted under the Bylaws, it is the declared intention of the Corporation, that the number of directors be no larger than minimally necessary in order to properly carry on the activities of the Corporation.

C. Election; Removal. Directors shall be elected or removed in accordance with the procedure provided in the Bylaws.

D. Compensation. Directors shall receive no compensation for their service on the Board of Directors. This shall not prevent the Corporation from purchasing insurance as provided in the Bylaws, or from reimbursing any Director for expenses actually and necessarily incurred in the performance of his duties as a Director as such expenses are authorized by the Board of Directors.

E. Resignation. Directors shall resign in accordance with the procedure provided in the By-Laws.

F. Initial Directors. The names and addresses of the initial directors to hold office until the first annual meeting of members and/or until their successors shall have been elected and qualified are as follows:

- (1) Peter Meyerhoefer, Chair
Lake Worth CRA
29 South J Street, Unit 1
Lake Worth, FL 33460
- (2) Willy Volk, Vice Chair
Lake Worth CRA
29 South J Street, Unit 1
Lake Worth, FL 33460
- (3) Andy Amoroso
Lake Worth CRA
29 South J Street, Unit 1
Lake Worth, FL 33460
- (4) Edward Grimm
Lake Worth CRA
29 South J Street, Unit 1
Lake Worth, FL 33460
- (5) Jessica Rockstein
Lake Worth CRA
29 South J Street, Unit 1
Lake Worth, FL 33460

(6) Cary Sabol
Lake Worth CRA
29 South J Street, Unit 1
Lake Worth, FL 33460

(7) Ellen Rich
Lake Worth CRA
29 South J Street, Unit 1
Lake Worth, FL 33460

G. Property. The Board of Directors shall administer and distribute the property held by this corporation in accordance with the purposes of this Corporation as defined in Article III and the applicable provisions of the By-Laws.

ARTICLE VII PRINCIPAL OFFICE & REGISTERED AGENT

The principal office of the Corporation shall be 29 South "J" Street, Lake Worth, Florida 33460. The Registered Agent shall be David N. Tolces, Esq., whose address is 3099 East Commercial Boulevard, Suite 200, Fort Lauderdale, Florida 33308.

The Bylaws of the Corporation shall be adopted by the Board of Directors and may be amended, altered, or rescinded by a majority vote of such Board.

ARTICLE VIII AMENDMENTS

These Articles may be amended by a majority vote of the Board of Directors.

ARTICLE IX MEMBERSHIP

This Corporation shall not have membership.

ARTICLE X OFFICERS

The Corporation shall have the following officers: President, Vice President, Secretary, and Treasurer. Two (2) or more of the above officers may be held by the same person. The Board of Directors shall select a Chairman from among its members, who shall also serve as President. The Board shall select persons to hold the remaining offices. Terms of the office shall be the same as the terms for the Directors as established in the corporate By-Laws.

ARTICLE XI BY-LAWS

The By-Laws of the Corporation shall be made, altered, or rescinded by the majority vote of the Board of Directors.

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**ARTICLE XII
LIMITATIONS**

SECRETARY OF STATE
TALLAHASSEE FLORIDA

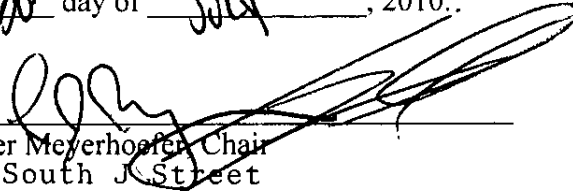
No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Three hereof. 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. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

**ARTICLE XIII
DISTRIBUTION OF ASSETS UPON DISSOLUTION**

Upon the dissolution of the corporation, assets shall be distributed for one of more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the 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 a 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.

IN WITNESS WHEREOF, the undersigned incorporators, directors,
has executed these Articles of Incorporation, this 30th day of July, 2010.

STATE OF FLORIDA
COUNTY OF BROWARD



Peter Meyerhofer, Chair
29 South J Street
Unit 1
Lake Worth, FL 33460

I, herby certify that Peter Meyerhofer, personally appeared before me this day and acknowledged due execution of the foregoing instrument.

WITNESS my hand and official seal this 30th day of July, 2010.

My Commission Expires:


Notary Public- State of Florida

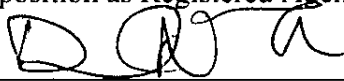
 **EMILIA THEODOSSAKOS**
MY COMMISSION # DD 967672
EXPIRES: July 4, 2014
Bonded Thru Budget Notary Services

ACCEPTANCE OF REGISTERED AGENT

FOR

THE LAKE WORTH CULTURAL RENAISSANCE FOUNDATION, INC.

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 the Florida 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.



DAVID N. TOLCES, REGISTERED AGENT

DATED this 3rd day of AUGUST, 2010.

DNT:js

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TALLAHASSEE FLORIDA