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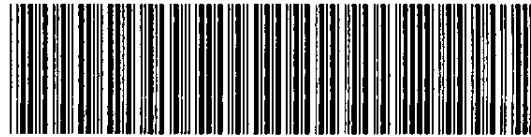
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2011 APR 19 AM 11:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. Shivers APR 20 2011

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## COVER LETTER

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

**SUBJECT: CITRUS HOUSING CORPORATION**

**(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: Ricardo L. Gilmore, Esq.

Name (Printed or typed)

201 E. Kennedy Blvd., Suite 600

Address

Tampa, Florida 33602

City, State & Zip

813-314-4500

Daytime Telephone number

SBoyer@LakelandHousing.org

E-mail address: (to be used for future annual report notification)

2011 APR 19 11AM 11:50 PM 12:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA 32314

FILED 11-03

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

**ARTICLES OF INCORPORATION  
OF  
Florida Citrus Housing Corporation**

I, the undersigned, being the Incorporator of Florida Citrus Housing Corporation, a Florida not-for-profit corporation, hereby file the following Articles of Incorporation that comply with the requirements of Florida Statutes Chapter 617 (Florida Not-For-Profit Corporation Act):

**ARTICLE I- NAME**

The name of the Corporation is Florida Citrus Housing Corporation, a Florida not-for-profit corporation (hereinafter the "Corporation").

**ARTICLE II- REGISTERED OFFICE AND AGENT AND  
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The registered office of the Corporation shall be located at SouthTrust Plaza, 201 East Kennedy Boulevard, Suite 600, Tampa, Florida 33602, and the initial registered agent of the Corporation at that address shall be Ricardo L. Gilmore, Esquire.

The principal place of business and the mailing address of the Corporation shall be: *100-Harrell Avenue, Lakeland, FL 33815.*

**ARTICLE III - PURPOSE**

The purposes of the Corporation shall be:

- a) to seek and apply for grants, funds, awards and to promote/facilitate financial literacy, credit counseling and affordable housing opportunities; or any and all other types of funding designed to advance the governmental purposes, the goals and the missions of the **Housing Authority of the City of Lakeland** (hereinafter referred to as the "Authority");
- b) to operate in a manner in which the Corporation shall insure that all of the funding secured by the Corporation inures only to the benefit of the *Authority* or as directed by the *Authority*;
- c) to operate in any manner for such nonprofit, charitable and/or educational purposes as will qualify the Corporation as a charitable organization exempt from federal income tax under Internal Revenue Code Section 501(c)(3);
- d) to accept a substantial part of its support (exclusive of income received in the exercise or performance by such organization of its charitable, educational or other purpose or function constituting the basis for its exemption) from a governmental unit or from direct or indirect contributions from the general public, the Corporation's organizers, corporations, foundations, and any other public or private sources;
- e) to generally perform any function necessary to engage in any lawful purpose or purposes not for pecuniary profit;

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f) to insure that no part of the earnings of the Corporation shall inure to the benefit of or be distributable to its members, officers or other private persons, except that the Corporation may be authorized and empowered to pay reasonable compensation for services rendered and products purchased and to make payments and distributions in furtherance of the purposes hereinafter set forth. 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 any candidate for public office;

g) to insure that, notwithstanding any other provisions of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 or (ji) by an organization, contributions to which are deductible under Section 170(c)(2) of such Code as it now exists or as it may be amended;

h) to insure that the Corporation will distribute its income for each tax year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1986, or corresponding section of any other federal tax code;

i) to insure that the Corporation will not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1986, or corresponding section of any future federal tax code without providing for fair, adequate, and reasonable compensation;

j) to insure that the Corporation will not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1986, or corresponding section of any future federal tax code;

k) to insure that the Corporation will not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1986, or corresponding section of any future federal tax code; and

l) to insure that the Corporation will not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1986, or corresponding section of any future federal tax code.

m) to have succession by its corporate name for the period set forth in its Articles of Incorporation;

n) to have the ability to sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person;

o) to adopt and use a common corporate seal and alter the same provided, however, that such seal shall always contain the words "not for profit corporation,"

p) to elect or appoint such officers and agents as its affairs shall require and allow them reasonable compensation, if so voted by a majority of the Directors of the Corporation;

q) to adopt, change, amend and repeal bylaws, not inconsistent with law or its Articles of Incorporation, for the administration of the affairs of the Corporation and the exercise of its corporate powers;

r) to make contracts and incur liabilities, borrow money at such rates of interest as the Corporation may determine, issue notes, bonds and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises or income;

s) to conduct its affairs, carry on its operations, and have offices and exercise the powers granted herein in any state, territory, district or possession of the United States or any foreign country;

u) to purchase, take, review, lease, take by gift, devise or bequest, or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property, or any interest therein, wherever situated;

v) to acquire, enjoy, utilize and dispose of patents, copyrights and trademarks and any licenses and other rights' or interests thereunder or therein;

w) to sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of its property and assets;

x) to make loans and to purchase mortgages; notes or other interests in real estate from others to assist in the financing of the construction, development, rehabilitation or other acquisition and equipping of buildings and structures which may be utilized for low-rent housing and other civic purposes authorized by law;

y) to borrow funds necessary for the purposes of making loans, acquiring mortgages and financing or refinancing the cost of acquiring, rehabilitating, constructing, maintaining and operating such properties and facilities, the indebtedness for which borrowed money may be evidenced by securities of this corporation of any kind or character issued at any one or more times which may be either unsecured or secured by deed to secure debt, mortgage, trust deed, or other lien upon any part or all of the properties and assets at any time then or thereafter owned by or acquired by this corporation, provided that no obligations of this corporation shall be issued unless the Authority, not more than sixty (60) days prior to the date of issue of such obligations, shall have approved there terms and conditions of such obligations and shall have approved any substantial changes to the terms and conditions of the issuance prior to the date of issue; and

z) to have and exercise all powers necessary or convenient to effect any or all of the purposes for which the Corporation is organized.

The above stated powers shall in no way be a limitation of those corporate powers set forth in Florida Statutes §617.0302 (Florida Not-For-Profit Corporation Act) which powers are included herein by reference.

#### **ARTICLE IV - MEMBERS**

The Corporation shall have no members and no stockholders.

#### **ARTICLE V - EXISTENCE**

The existence of the Corporation shall be perpetual.

#### **ARTICLE VI -- DIRECTORS**

The affairs of the Corporation shall be managed by the Board of Directors, which initially shall consist of the following eight (8) members, until the first election thereof:

##### **NAME**

*Carrie Oldham*  
***President***

##### **ADDRESS**

*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

*Dr. Bernice Evans*  
***First Vice-President***

*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

*Herbert Hernandez*  
***Secretary-Executive Director***

*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

*Mary "Molly" McHugh*  
***Second Vice-President***

*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

*Daryl Johnson*  
***Director***

*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

*Everette Taylor*  
***Director***

*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

*Nita McGee*  
***Director***

*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

*Dr. Ralph Jennings Jr.*  
***Director***

*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

The number of Directors may be raised or lowered by amendment of the bylaws, but shall in no case be less than seven (7). The manner of election shall be as provided by the bylaws.

#### **ARTICLE VII- BYLAWS**

The bylaws of the Corporation shall be made and adopted by the Board of Directors and may be amended, altered or rescinded by a majority of the entire Board of Directors present at any regular or special meeting called for that purpose.

#### **ARTICLE VIII- DISSOLUTION**

Upon the dissolution or liquidation of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, make all remaining assets of the Corporation available to the *Authority*, its lawful successors or assigns in the State of Florida.

#### **ARTICLE IX - INCORPORATOR(S)**

The name and address of the Incorporator of these Articles of Incorporation is as follows:

**NAME**  
*Carrie Oldham*  
***President***

**ADDRESS**  
*430 Hartsell Avenue*  
*Lakeland, Florida 33815*

**ARTICLE X - AMENDMENTS**

Amendments to the Articles of Incorporation shall be adopted by a majority of the entire Board of Directors at any regular or special meeting called for that purpose.

IN WITNESS OF THE FOREGOING, I hereby set my hand and seal this 6<sup>th</sup>  
day of April, 2011.

**Florida Citrus Housing Corporation**

By Carrie Oldham  
Carrie Oldham, President

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2011, by Carrie Oldham, and she executed the foregoing Articles of Incorporation as *Chairperson* of *FLORIDA CITRUS HOUSING CORPORATION*.



[Signature]  
Notary Public, State of Florida  
Print, Type or Stamp Name

Personally Known ☒ Type of Identification Produced \_\_\_\_\_ Or Produced Identification \_\_\_\_\_

**CERTIFICATE**

That *FLORIDA CITRUS HOUSING CORPORATION*, desiring to organize under the laws of the State of Florida, with its principal office at 430 Hartsell Avenue, Lakeland, County of Polk, State of Florida 33815 has named Ricardo L. Gilmore, Esq., located at SouthTrust Plaza, 201 East Kennedy Boulevard, Suite 600, City of Tampa, County of Hillsborough, State of Florida 33602, as its registered agent to accept service of process within this State.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above-named Corporation, at the place designated in this Certificate the undersigned agrees to act in this capacity and agrees to comply with the provisions of Florida law relative to keeping designated office open.

[Signature]  
RICARDO L. GILMORE, ESQ.

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TAMPA, FLORIDA