

N12000005904

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

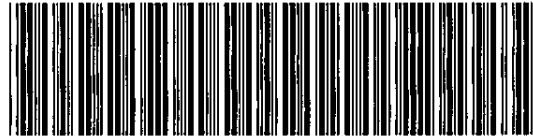
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200236020952

06/13/12--01013--015 **78.75

FILED
12 JUN 13 AM 11:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MRD
6/14/12

COVER LETTER

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

SUBJECT: RAD EL DUB 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: Kate Watson - Incorporator
Name (Printed or typed)

1221 North D St.
Address

Lake Worth, FL 33460
City, State & Zip

561-319-3091
Daytime Telephone number

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

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

Bylaws also included

**ARTICLES OF INCORPORATION OF Rad El Dub Community Land Trust, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION**

ARTICLE I: NAME

The name of the corporation shall be Rad El Dub Community Land Trust, Inc. (herein after referred to as "The Corporation.")

ARTICLE II: CORPORATE NATURE

The Corporation is a not for profit organized pursuant to the Florida Not for Profit Corporation Act, set forth in Chapter 617, Florida Statutes

ARTICLE III: ADDRESS

The street address of the initial principal corporation and the mailing address of the corporation is 3400 Place Valencay, Delray Beach, Florida, 33445.

ARTICLE IV: INITIAL BOARD OF DIRECTORS

The names and addresses of the Board of Directors are as follows:

Name

Jayne King
3400 Place Valencay
Delray Beach, FL 33445

Stevie Lowe
1224 16th Ave North,
Lake Worth, Florida 33460

Jill Lavetsky
1701 North D Street
Lake Worth, FL 33460

Miranda Resnick
1134 19th Ave. North
Lake Worth, Florida 33460

Kate Watson
1221 North D St.
Lake Worth, Florida 33460

FILED
12 JUN 13 AM 11:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE V: PURPOSE

A. This corporation is organized exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as now enacted or hereafter amended, including, for such purposes, the making of distributions to organizations that also qualify as Section 501(c)(3) exempt organizations.

B. To this end, the specific purposes of the corporation are:

1. To provide opportunities for very low, low, and moderate income individuals and families to access decent and affordable housing that is controlled by the residents on a long-term basis.

2. To preserve the quality and affordability of housing for future very- low, low- and moderate- income individuals.

3. To combat community deterioration in economically disadvantaged neighborhoods by promoting the development, rehabilitation, and maintenance of decent housing in these neighborhood; by promoting economic opportunities for low-income residents of 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 their communities.

4. To protect the natural environment and to promote ecologically sound use of land and natural resources and the long-term health and safety of the community.

ARTICLE VI: POWERS

The corporation shall have the power to:

1. Purchase, receive, acquire, own, maintain and use assets for the purposes for which it is organized.

2. Raise funds by any legal means for the encouragement of its purposes

3. Acquire, hold, use, own and dispose of real or personal property in connection with the purposes of the corporation.

4. Exercise all powers necessary or convenient to the purposes for which the corporation is organized, and

5. Exercise all powers granted to a corporation not for profit under Florida law.

ARTICLE VII: LIMITATIONS

At all times the following shall operate as conditions restricting the operations and activities of the corporation:

1. No part of the net earnings of the corporation shall inure to any member of the corporation not qualifying as exempt under § 501(c)(3) of the Internal Revenue Code of 1986, as now enacted or hereafter amended, nor to any Director or officer of the corporation, nor to any other private persons, excepting solely such reasonable compensation that the corporation shall pay for services actually rendered to the corporation, or allowed by the corporation as a reasonable allowance for authorized expenditures incurred on behalf of the corporation;

2. No substantial part of the activities of the corporation shall constitute the carrying on of propaganda or otherwise attempting to influence legislation, or any initiative or referendum before the public [except as otherwise provided by IRC §501 (h)], and the corporation shall not participate in, or intervene in (including by publication or distribution of statements), any political campaign on behalf of, or in opposition to, any candidate for public office ; and

3. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as now enacted or hereafter amended.

ARTICLE VIII: MANAGEMENT

1. All power and authority of the Corporation shall be vested in and exercised by its Board of Directors and Regular Members, which shall manage and direct the affairs of the Corporation in accordance with applicable law and as provided by the Bylaws of the Corporation. The number of directors shall be provided by the Bylaws of the Corporation. The method of electing members of the Board of Directors and the requirements for the Regular Membership shall be provided in the Bylaws of the Corporation. The rights of the members of the Board of Directors and the Regular Members shall be provided by the Bylaws of the Corporation.

2. The Regular Members, who shall have full voting rights, in accordance with the Bylaws, shall be (1) the "Resident/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 "General Members," who are all other persons who qualify as Regular Members under the Bylaws.

3. The composition of the Board of Directors shall be as follows:

a. One fourth of all, or at least one, of the Directors shall be elected, in accordance with the Bylaws, to represent the "Lessee Members."

b. One fourth of all, or at least one, the Directors shall be elected, in accordance with the Bylaws, to represent the "Founding Members."

c. One fourth of all, or at least one, of the Directors shall be elected, in accordance with the Bylaws, as "Community Representatives", to represent the larger public interest community.

d. One fourth of all, or at least one, of the Directors shall be elected, in accordance with the Bylaws, as "Expert Representatives" to provide the requisite skills, knowledge, and expertise needed to implement a successful community land trust.

ARTICLE IX: DISSOLUTION

Upon the dissolution of the Corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Corporation, shall be distributed to such one or more organizations exempt from federal income taxation under § 501 (a) of the Code as an organization described in §501 (c) (3) of the code, as determined by the Board of Directors. The board of directors shall use their best efforts to make such distributions to organizations that have purposes similar to the corporation.

ARTICLE X: DURATION

The period of duration of the Corporation is perpetual unless dissolved according to law.

ARTICLE XI: INITIAL REGISTERED OFFICE AND AGENT

The name of the initial registered agent of the corporation is Jayne King, and the street address of the Corporation's initial registered agent is 3400 Place Valencay, Delray Beach, FL 33445.

ARTICLE XII: INCORPORATOR

The name of the sole incorporator of The Corporation is Kate Watson, and the address of such incorporator is 1221 North D Street, Lake Worth, Florida 33460.

ARTICLE XIII: AMENDMENT

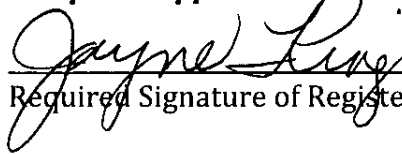
These Articles of Incorporation may be altered, amended or repealed only Consensus by the Board of Directors, provided that at least two thirds of the entire Board of Directors is present at any regular or special Board meeting, and that written notice of such meeting has set forth the proposed amendment or replacement, with appropriate explanations thereof; and

(b) Consensus by Regular Members at any regular or special Membership meeting, provided at least half the General Membership is present and that written notice of such

meeting has set forth the proposed amendment or replacement, with appropriate explanations thereof.

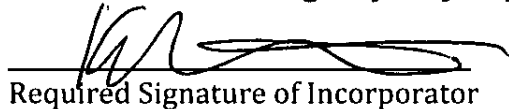
The undersigned executes these Articles of Incorporation of Rad El Dub Community Land Trust, Inc. this __ day of June, 2012.

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


Required Signature of Registered Agent

6/6/12
Date

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.


Required Signature of Incorporator

6/11/12
Date

FILED
12 JUN 13 AM 11:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA