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DIVISION OF CORPORATIONS  
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## COVER LETTER

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

SUBJECT: **TERRACES ONE 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: **Deborah Edwards**

Name (Printed or typed)

**10717 SW 104 Street**

Address

**Miami, FL 33176**

City, State & Zip

**305-595-7641**

Daytime Telephone number

**dedwards@eclawfirm.com; dhudson@tedcmiami.org**

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**  
In compliance with Chapter 617, F.S., (Not for Profit)

**ARTICLE I    NAME**

The name of the corporation shall be: Terraces One Inc.

**ARTICLE II    PRINCIPAL OFFICE**

Principal street address:  
675 NW 56 Street

Mailing address, if different is:

Bldg C

Miami, FL 33127

**ARTICLE III    PURPOSE**

The purpose for which the corporation is organized is: (1) to directly and indirectly foster, provide and maintain  
affordable housing to very low, low and moderate income families and for charitable,  
religious, educational and scientific purposes, including, for such purposes,  
the making of distributions to organizations that qualify as exempt organizations under  
Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future  
federal tax code.

SEE CONTINUATION SHEET ATTACHED

**ARTICLE IV    MANNER OF ELECTION**

The manner in which the directors are elected and appointed: \_\_\_\_\_

As provided in the By-Laws.

**ARTICLE V    INITIAL OFFICERS AND/OR DIRECTORS**

Name and Title: Carol Gardner P/D

Name and Title: Angela Kelly VP/D

Address 675 NW 56 Street

Address: 675 NW 56 Street

Bldg C

Bldg C

Miami, FL 33127

Miami, FL 33127

Name and Title: Cheryl Nemrod S/D

Name and Title: \_\_\_\_\_

Address 675 NW 56 Street

Address: \_\_\_\_\_

Miami, FL 33127

Name and Title: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address \_\_\_\_\_

Address: \_\_\_\_\_

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JANUARY 11, 2005  
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Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**ARTICLE VI REGISTERED AGENT**

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name: Carol Gardner

Address: 675 NW 56 Street, Bldg C  
Miami, FL 33127

**ARTICLE VII INCORPORATOR**

The name and address of the Incorporator is:

Name: Deborah Edwards

Address: 10717 SW 104 Street  
Miami, FL 33176

*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*

Carol Gardner  
Required Signature of Registered Agent

10-22-2013

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.*

Deborah Edwards  
Required Signature of Incorporator

10-22-2013

Date

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SECRETARY OF STATE

Continuation Sheet to  
Section III of The Articles of Incorporation of  
Terraces One Inc.

Article III

The following are added as additional purposes of the Corporation:

(2) To foster, promote, provide and maintain economic development.

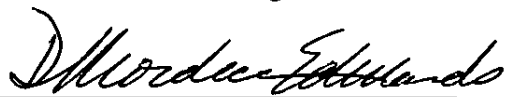
(3) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of purposes set forth in Article III (1) 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, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

(4) Upon the dissolution of the corporation, assets shall be distributed for one or 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 such Court shall determine, which are organized exclusively for such purposes.

In witness whereof, we have hereunto subscribed our names this 22<sup>nd</sup> day of October, 2013.



Carol Gardner, Registered Agent



Deborah Edwards, Incorporator

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