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TALLAHASSEE, FLORIDA

## COVER LETTER

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

**SUBJECT:** Eureka Gardens Tenant Association, 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: Mark L. Griffin  
\_\_\_\_\_  
Name (Printed or typed)  
  
1176 LaBelle Street  
\_\_\_\_\_  
Address  
  
Jacksonville, FL 32205  
\_\_\_\_\_  
City, State & Zip  
  
(904) 693-1503  
\_\_\_\_\_  
Daytime Telephone number  
  
mgriffin@wayman.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  
Of  
EUREKA GARDENS TENANT ASSOCIATION, INC.**

Pursuant to the provisions of section 617.0202, Florida Statutes, this Florida Not For Profit Corporation adopts the following Articles of Incorporation:

**ARTICLE I - NAME**

The name of the corporation is:  
Eureka Gardens Tenant Association, Inc.

**ARTICLE II - ADDRESS**

The principal place of business is:  
1176 LaBelle Street  
Jacksonville, FL 32205

The mailing address is:  
1176 LaBelle Street  
Jacksonville, FL 32205

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**ARTICLE III - PURPOSE**

The Corporation is organized exclusively for charitable, educational and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Service Code, as amended. The Corporation is also organized to assist the tenants of Eureka Gardens Apartments, located at 1214 LaBelle Street, Jacksonville, FL 32205.

**ARTICLE IV – BOARD OF DIRECTORS**

Section 1: The business affairs of the Corporation shall be managed by the Board of Directors, whose members are referred to herein as Directors.

Section 2: The names and addresses of the persons who are to serve as the initial Directors of the Corporation are:

Tracy Grant  
1214 LaBelle Street, #125  
Jacksonville, FL 32205

Gail Thomas  
1214 LaBelle Street, #221  
Jacksonville, FL 32205

Robert Starfas  
1214 LaBelle Street, #198  
Jacksonville, FL 32205

April Riddick  
1214 LaBelle Street, #283  
Jacksonville, FL 32205

Mona Lisa Arnold  
1214 LaBelle Street, #197  
Jacksonville, FL 32205

Section 3: The number of Directors of the Corporation shall not be less than three (3) nor more than twenty (20). The number may change from time to time as provided in the Bylaws.

Section 4: The Directors shall be elected, removed and hold office as provided in the Bylaws.

#### **ARTICLE V - REGISTERED AGENT**

The name and Florida street address of the registered agent is:

Mark L. Griffin  
1176 LaBelle Street  
Jacksonville, FL 32205

#### **ARTICLE VI - INCORPORATOR**

The name and address of the incorporator of this Corporation is:

Mark L. Griffin  
1176 LaBelle Street  
Jacksonville, FL 32205

#### **ARTICLE VII - POWERS**

Except as limited by these Articles of Incorporation or its Bylaws, the Corporation shall have and exercise all rights and powers in furtherance of its purposes as are now or may hereafter be conferred on Non-Profit Corporations under the laws of the State of Florida.

#### **ARTICLE VIII - TERM OF EXISTENCE**

The Corporation shall have perpetual existence.

## **ARTICLE IX - LIMITATION OF ACTIVITIES**

Section 1: No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, any director or officer of the Corporation or any other private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation effecting one or more of its purposes), and no Director or officer of the Corporation, or any other private individual, shall be entitled to share in the distribution of any of the Corporation assets upon dissolution of the Corporation; provided, however, the Corporation may confer benefits in the form of distributions in dissolution or otherwise, upon any nonprofit corporation described in Section 501 (c) (3) and Section 170 (c) (2) of the code and specified in Section 3 below. 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 any political campaign, (including all publication or distribution of statements) on behalf of any candidate for public office.

Section 2: Notwithstanding any other provision of these Articles of Incorporation, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by any organization exempt from taxation under section 501 (c)(3) of the Code, or by any organization contributions to which are deductible under Section 170 (c)(2) of the code.

Section 3: Upon the dissolution of the Corporation, any assets remaining after paying or making provisions for the payment of all liabilities of the Corporation shall be distributed to such organization or organizations organized and operated exclusively for charitable, education, religious, or scientific purposes which at the time of such disposition, qualify as an exempt organization or organizations under Section 501(c)(3), Section 170 (c)(2), and Section 509(a)(1) or (2) of the Internal Revenue Code of 1986 or corresponding sections of any future Internal Revenue Code by reason of such organization or organizations providing public services, or to the federal, state, or local government of exclusive public purpose, any assets not so disposed of by a court of competent jurisdiction exclusively for such charitable purposes, or to such organizations organized and operated exclusively for such charitable purposes as said court shall determine.

## **ARTICLE X - OFFICERS**

Section 1: The officers of the Corporation shall include a President, Vice President, Secretary and a Treasurer. The Corporation may have additional officers, assist officers and agents including without limitation one or more Senior, Assistant or other Vice-Presidents, an Assistant Secretary and/or Treasurer.

Section 2: The officers shall be elected, removed and hold office as provided in the Bylaws.

Section 3: The officers shall have such powers and responsibilities as provided by the Bylaws.

## **ARTICLE XI - INDEMNIFICATION OF OFFICERS, DIRECTORS, MANAGERS, EMPLOYEES AND AGENTS**

Section 1: The Corporation shall indemnify against liability to the fullest extent authorized or permitted by the provision of Sections 607.0850 and 617.0831, Florida Statutes (or any amendment or successor provision thereof or any other statutory provision authorizing or permitting such indemnification which is adopted after the date this Article is adopted) any person, and his heirs, executors, administrators and legal representatives, who is or was a party to any proceeding by reason of the fact that such person is or was an officer, director, manager,

employee or agent of another corporation, partnership, living venture, trust, or other enterprise at the request of the corporation. Such persons who are entitled to be indemnified shall be paid their expenses in advance of a final disposition of the proceeding to the maximum extent authorized or permitted by the provision of Section 617.1406, Florida Statutes.

Section 2: Article X, Section 1 of these Articles shall not be construed to mean that indemnification by the Corporation pursuant to 617.0831 Florida Statutes is not permitted. The Corporation may indemnify any person pursuant to Section 617.0831, Florida Statutes or any amended or successor section, to the extent and in the manner desired by the corporation and permitted by law.

Section 3: Terms used in these Articles shall have the meanings ascribed to them in 617.01401, Florida Statutes.

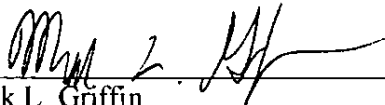
## **ARTICLE XII - BYLAWS**

The power to adopt, alter, amend or repeal bylaws for the Corporation shall be vested only in the Directors as more specifically provided in the bylaws.

## **ARTICLE XIII - AMENDMENTS**

The power to alter, amend or repeal these Articles of Incorporation shall be vested in the Directors as more specifically provided in the bylaws of the corporation.

In witness whereof, the undersigned being the Incorporator of the Corporation, has hereunto set his hand and seal this 21st day of January 2015.

  
\_\_\_\_\_  
Mark L. Griffin  
Incorporator

CERTIFICATE OF DESIGNATION

REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provision of section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: Eureka Gardens Tenant Association, Inc.
2. The name and address of the registered agent and office is:

Mark L. Griffin  
1176 LaBelle Street  
Jacksonville, FL 32205

HAVING BEEN NAMES AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATE 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 ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND IA AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE

Mark L. Griffin

DATE

1/21/15