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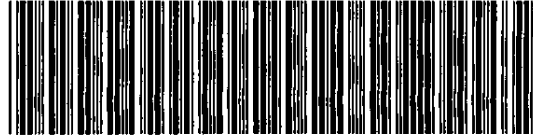
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SECRETARY OF STATE  
TALLAHASSEE-FLORIDA

5/1 8/22/16

**WEBB & WELLS, P.A.**  
Counselors and Attorneys at Law

Bradenton / Sarasota  
Anna Maria Office

P.O. Box 1849  
Anna Maria, FL 34216  
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Charles H. Webb, Esq.  
Dennis F. Wells, Esq.

Civil Litigation  
Construction Law  
Business Law  
Real Estate  
Condemnation  
Administrative / Governmental Law  
Environmental / Land Use Law  
Wills, Trusts and Estates  
Property Tax Law

Respond to Anna Maria Office

August 10, 2016

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

RE: AMI Community Development Fund, Inc.

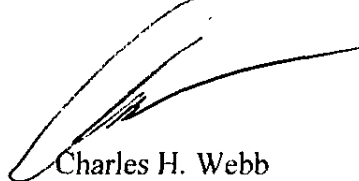
Dear Sirs:

Enclosed is an original and one copy of the Articles of Incorporation and a check for :

<u>  X  </u> 70.00	<u>      </u> 78.75	<u>      </u> 78.75	<u>      </u> \$87.50
Filing Fee	Filing Fee & Certificate of Status	Filing Fee & Certificate of Status	Filing Fee, Certified Copy, & Certificate
		<u>          </u> <b>additional copy required</b> <u>          </u>	

FROM: Charles H. Webb  
P.O. Box 1849  
Anna Maria, FL 34216  
(941) 778-7054  
CWebbLaw@aol.com

Sincerely Yours



Charles H. Webb

Attachment

ARTICLES OF INCORPORATION  
OF  
AMI COMMUNITY DEVELOPMENT FUND, INC.

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SECRETARY OF STATE  
TALLAHASSEE-FLORIDA

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not-For-Profit Corporation Act, Florida Statutes Chapter 617, makes and adopts the following articles of incorporation:

Article

1.

Name

The name of the corporation is as follows: AMI Community Development Fund, Inc.

Article

2.

Address

The physical address of the principal office is 239 Willow Ave., Anna Maria, Manatee County, State of Florida 34216 and the mailing address of the corporation is: P.O. Box 1254, Anna Maria, Florida 34216. Email point of contact and address is: Charles H. Webb, CWebbLaw@aol.com

Article

3.

Initial Registered Office and Agent

The street address of the initial registered office of the corporation is: 3909 E. Bay Dr., Suite 115, City of Holmes Beach, Manatee County, State of Florida, 34217. The name of its initial registered agent at that address is: Webb & Wells, P.A.

Article

4.

Members

The corporation shall have no members and shall not issue membership certificates. The corporation shall not issue shares of stock.

Article  
5.  
Not For Profit

The corporation is a not-for-profit corporation under Chapter 617, Florida Statutes. The corporation is not formed for pecuniary profit. No part of the income or assets of the corporation is distributable to or for the benefit of its directors or officers, except to the extent permissible under these articles, under law and under 26 U.S.C.A. § 501(c)(3) (referred to below as "code"). No member shall have any vested right, interest or privilege in or to the assets, income or property of the corporation and no part of the income or assets of the corporation shall be distributable to or for the benefit of its members, except to the extent permissible under these Articles, under law and under 26 U.S.C.A. § 501(c)(3).

Article  
6.  
Duration

The duration (term) of the corporation is perpetual.

Article  
7.  
Purposes

The corporation is organized, and shall be operated exclusively for charitable, scientific and educational purposes, including but not limited to as:

A not-for-profit Corporation that acquires, owns, and manages an array of older ( i.e., 50 years old and older) properties on Anna Maria Island (e.g., Bungalow and cottage – type properties) to promote the community with a new inventory of affordable annual and long-term titles to encourage more individuals and families who work on Anna Maria Island to choose to live on the island. The availability of these affordable rental properties for individuals and families would help restore a sustainable population on Anna Maria Island, reversing a trend in recent years that has resulted in an older and less diverse island population. Fulfilling this objective would enhance the historical nature of Anna Maria Island as an eclectic and welcoming community. In addition, a growing population of resident families with school age children would contribute to the enrollment and diversity of Anna Maria Island's local elementary school. An increase in the on-island population would also increase the number of members and volunteers available to participate in the island's churches, civic organizations and community organizations, which in turn would enhance these organizations' capacity for programs and services as well as their fiscal sustainability. The overall impact of the AMI Community

Development Fund, Inc. would be the revitalization of the Anna Maria Island community.

Article

8.

Powers

Solely for the above purposes, the corporation shall have the following powers:

A. All lawful powers exercised to fulfill the purpose of the corporation as limited by IRC 501(c)3 and as provided by Chapter 617, Florida Statutes.

B. To exercise all rights and powers conferred by the laws of the State of Florida on nonprofit corporations, including but not limited to those set forth in Florida Statutes Chapter 617 and the following powers: to acquire by bequest, devise, gift, grant, donation, contribution, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of the property and the income, principal and proceeds of the property.

C. To engage in and transact any other lawful activity, solely in furtherance of the above purposes, for which nonprofit corporations may be incorporated under the Florida Not-For-Profit Corporation Act, and any successor or amendment to the Florida Not-For-Profit Corporation Act.

D. To do any other things as are incidental to the powers of the corporation or necessary or desirable in order to accomplish the purposes of the corporation.

Article

9.

Limitation

No part of the net earnings of the corporation shall inure directly or indirectly to the benefit of or be distributable to its members (if the corporation ever has any), directors or officers, but 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 7 (Purposes) of these Articles.

Article

10.

Tax Exempt Status

It is intended that the corporation shall have and continue to have the status of a corporation that is exempt from federal income taxation 26 U.S.C.A. § 501(a) as an organization described in 26 U.S.C.A. § 501(c)(3) and which is other than a private foundation as defined in 26 U.S.C.A. § 509. These articles shall be construed accordingly, and all powers and activities of the corporation shall be limited accordingly. The corporation shall not carry on propaganda or otherwise attempt to influence legislation to such an extent as would result in the loss of exemption under 26 U.S.C.A. § 501(c)(3). All references in these articles to sections of the Internal Revenue Code shall be considered references to the Internal Revenue Code of 1986, as from time to time amended, and to the corresponding provisions of any similar law subsequently enacted.

Article  
11.  
Dissolution

On the dissolution of the corporation, the board of directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, distribute all of the assets of the corporation exclusively for charitable, scientific or educational purposes in such manner and to such qualified organization or organizations as the board of directors shall determine. Any of the assets not so distributed shall be distributed in accordance with the direction of any court having jurisdiction in the county in which the principal office of the corporation is then located, exclusively for the above purposes of the corporation or to a qualified organization or organizations as the court shall determine. For purposes of this article, an organization is a "qualified organization" only if, at the time of receiving the assets, it is operated exclusively for the purposes described in 26 U.S.C.A. § 170(c)(1) or 26 U.S.C.A. § 170(c)(2)(B) and is described in 26 U.S.C.A. § 509(a)(1), (2) or (3).

Article  
12.  
Board of Directors

There shall be a board of directors consisting of at least three individuals. The initial directors are elected by the incorporators. After that, each director shall be elected by majority vote of the board of directors in the manner and at the times set forth in the bylaws. Any director may be removed by the affirmative vote of at least two-thirds of the board of directors. The members of the Board of Directors are:

Carol A. Carter - 239 Willow Ave., Anna Maria, FL 34216

Jean Peelen - 6400 Flotilla Dr, #16, Holmes Beach, FL 34217

John S. Brennan – 119 Oak Ave., Anna Maria, FL 34216

Jill B. Morris - 307 Spring Ave., Anna Maria FL, 34216

Constance W. Kihm - 503 69<sup>th</sup> St., Holmes Beach FL, 34217

#### ARTICLE

##### 13.

##### Officers

The officers of the corporation may consist of a president, one or more vice presidents, a secretary, a treasurer, and any other officers and assistant officers as may be provided for in the bylaws or by resolution of the board of directors. Each officer shall be elected by majority vote of the board of directors (and may be removed by majority vote of the board of directors) at such a time and in such a manner as may be prescribed by the bylaws or by law. The officers are:

President - Carol A. Carter - 239 Willow Ave., Anna Maria, FL 34216

Vice President - John S. Brennan – 119 Oak Ave., Anna Maria, FL 34216

Treasurer - Jill B. Morris - 307 Spring Ave., Anna Maria FL, 34216

#### Article

##### 14.

##### Incorporators

The name and street address of each incorporator is as follows:

Carol A. Carter - 239 Willow Ave., Anna Maria, FL 34216

Jean Peelen - 6400 Flotilla Dr. #16, Holmes Beach, FL 34217

John S. Brennan – 119 Oak Ave., Anna Maria, FL 34216

Jill B. Morris - 307 Spring Ave., Anna Maria FL, 34216

Constance W. Kihm - 503 69<sup>th</sup> St., Holmes Beach FL, 34217

#### Article

##### 15.

##### Bylaws

The bylaws of the corporation are to be made and adopted by the board of directors, and may be altered, amended or rescinded by the board of directors.

Article  
16.  
Amendment

The corporation reserves the right to amend or repeal any provision contained in these articles of incorporation or any amendment to them.

Article  
17.  
Indemnification and Civil Liability Immunity

The corporation shall indemnify each director and officer, including former directors and officers, to the fullest extent allowed by law, including but not limited to Florida Statutes Chapter 617. It is intended that the corporation be an organization the officers and directors of which are immune from civil liability to the extent provided under Florida Statutes Chapter 617 and other similar laws.

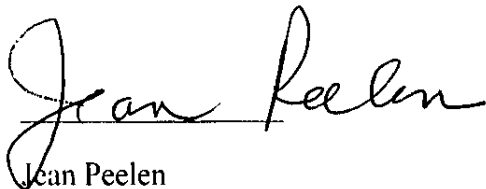
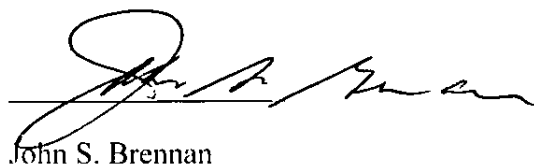
Article  
18.  
Commencement of Corporate Existence

The date when corporate existence shall commence is upon filing with the Secretary of State.

In, witness, the undersigned incorporator has signed these articles of incorporation on 10<sup>th</sup> day of August, 2016.



Carol A. Carter

  
Jean Peelen  
John S. Brennan





Jill B. Morris



Constance W. Kihm

16 AUG 15 AM 11:27  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

#### CERTIFICATE OF DESIGNATION AND ACCEPTANCE BY REGISTERED AGENT

Pursuant to the provisions of Fla. Stat. § 617.0501, the undersigned corporation organized under the not-for-profit corporation laws of the State of Florida submits the following statement in designating the registered office and registered agent of the corporation in the State of Florida:

1. Name of the corporation:

AMI Community Development Fund, Inc.

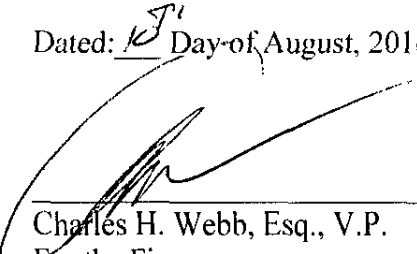
2. Name and address of the registered agent and office:

Webb & Wells, P.A.

3909 East Bay Dr., Suite 115, City of Holmes Beach, Manatee County, State of Florida

I, the undersigned person, being Vice President of the professional association named as registered agent and to accept service of process for the above-stated corporation at the place designated in this statement, 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 its duties, and it is familiar with and accept the obligations of its position as registered agent.

Dated: 15 Day of August, 2016.



Charles H. Webb, Esq., V.P.  
For the Firm