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FLORIDA PROFIT/NON PROFIT CORPORATION
FRANCIS HOUSE PROPERTIES, INC.

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October 21, 2016

FLORIDA DEPARTMENT OF STATE
Division of Corporations

BUSH ROSS, P.A.

SUBJECT: FRANCIS HOUSE PROPERTIES, INC.
REF: W16000071931

*Amended - please
see attached, re-file,
and keep filing
date of October 20, 2016
Thank you.*

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The statute that governs Non Profit Corporations is 617. Please make sure that is reflected in the Registered Agent paragraph.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Jessica A Fason
Regulatory Specialist II

FAX Aud. #: H16000260016
Letter Number: 616A00022692

16 OCT 20 AM 9:45

ARTICLES OF INCORPORATION
OF
FRANCIS HOUSE PROPERTIES, INC.
(A Florida Non-Profit Corporation)

The undersigned hereby make these Articles of Incorporation pursuant to Chapter 617, Florida Statutes, and to that end, hereby adopt the following Articles of Incorporation:

ARTICLE I
NAME

The name of this corporation is FRANCIS HOUSE PROPERTIES, INC., its principal and mailing address is 4703 N. Florida Avenue, Tampa, Florida 33603, (the "Corporation").

ARTICLE II
NOT-FOR-PROFIT CORPORATION

This Corporation is organized as a not for profit corporation pursuant to the Florida Not For Profit Corporation Act set forth in Chapter 617 of the Florida Statutes and shall have all of the powers, duties, authorizations, and responsibilities as provided therein. Notwithstanding the foregoing, the Corporation shall neither have nor exercise any power, nor engage directly or indirectly in any activity that would invalidate its status as an organization exempt from federal income tax and described in Section 501(c)(25) of the Internal Revenue Code of 1986, as amended, or the corresponding provision or provisions of any subsequent United States Internal Revenue Law or Laws (the "Internal Revenue Code").

ARTICLE III
PURPOSE

The Corporation is organized for the exclusive purpose of acquiring, holding title to, and collecting income from real property, and remitting the entire amount of income from such property (less expenses) to one or more organizations described in section 501(c)(25)(C) of the Internal Revenue Code, namely Francis House, Inc., a Florida not-for-profit corporation.

ARTICLE IV
MEMBERS

The Corporation shall have no more than thirty five (35) members. Members shall be limited to charitable organizations organized as a public charity under Section 501(c)(3) of the Internal Revenue Code.

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ARTICLE V
INVESTMENT ADVISOR

In the event the Corporation engages an investment advisor to assist in the management of its real property holdings, the Corporation's members shall have the right to dismiss the investment advisor.

ARTICLE VI
MEMBERSHIP INTERESTS

The members shall have the right to terminate its interest in the Corporation by either or both of the following alternatives as determined by the Corporation:

(a) by selling or exchanging its membership interest in the Corporation to any organization described in Section 501(c)(25)(C) so long as the sale or exchange does not increase the number of the Corporation's membership interests above 35; or

(b) by having its membership interest redeemed by the Corporation after the member has provided ninety (90) days written notice to the Corporation.

ARTICLE VII
REGISTERED AGENT

The registered office of this Corporation is 1801 North Highland Avenue, Tampa, Florida, 33602 and the registered agent of the Corporation is Bush Ross Registered Agent Services, LLC.

ARTICLE VIII
BOARD OF DIRECTORS/OFFICERS

The powers of this Corporation shall be exercised, its properties controlled and affairs supervised by a Board of Directors, the precise number of which shall be set by the Bylaws of the Corporation, provided that there shall be a minimum of three directors at all times. Each member of the Board of Directors shall be elected in the manner and for the terms prescribed in the Bylaws and shall hold office until their respective successors are duly elected and qualified. The affairs of the Corporation shall be managed by this official board and the following officers: President, Vice-President, and Secretary/Treasurer, which officers shall be provided for in the Bylaws. Each officer shall be elected from time to time in accordance with the Bylaws and each officer shall hold office until his or her successor is elected and qualified.

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ARTICLE IX
BYLAWS

The Bylaws of this Corporation shall be made and adopted by the Board of Directors and may be amended, altered or rescinded by an affirmative vote of the Board of Directors as provided by the Bylaws.

ARTICLE X
DISTRIBUTIONS OF ASSETS

In the event of the dissolution of this Corporation, no funds shall be distributed, directly or indirectly, to any member, officer or director of the Corporation. After paying or making provisions for the payment of the liabilities of the Corporation, any funds remaining shall be distributed to its members. In the event that no member shall be in existence, any funds remaining shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code , or shall be distributed for the purposes for which the Corporation was organized.

ARTICLE XI
AMENDMENTS

These Articles of Incorporation may be amended in the manner prescribed by Chapter 617, Florida Statutes (or the corresponding provisions of any future Florida Corporation Not for Profit Statute).

ARTICLE XII
TERM

The term of the Corporation shall be perpetual or until dissolved by due process of law.

ARTICLE XII
INDEMNIFICATION

Each officer, director or employee of the Corporation shall be indemnified by the Corporation against expenses reasonably incurred by him or her in connection with any action, suit, or proceeding to which he or she is made a party by reason of his or her being, or having been an officer, director, or employee of the corporation provided he or she acted in good faith and in a manner reasonably believed to be in, or not opposed to, the best interest of the Corporation, and had no reasonable cause to believe his or her conduct was unlawful.

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ARTICLE XIII
INCORPORATOR

The name and address of the incorporator of this Corporation is Randy K. Sterns, 1801 N. Highland Avenue, Tampa Florida 33602.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation effective as of this 20th day of October, 2016.


Randy K. Sterns, Incorporator

CERTIFICATE DESIGNATING REGISTERED AGENT

Pursuant to the provisions of §§48.091 and 617.0501, *Florida Statutes*, FRANCIS HOUSE PROPERTIES, INC., desiring to organize under the laws of the State of Florida, hereby designates BUSH ROSS REGISTERED AGENT SERVICES, LLC, as its Registered Agent for the purpose of accepting service of process within such State and designates 1801 N. Highland Avenue, Tampa, Florida 33602, the business office of its Registered Agent, as its Registered Office.


FRANCIS HOUSE PROPERTIES, INC.

By: 
Randy K. Sterns, Incorporator

ACKNOWLEDGMENT

BUSH ROSS REGISTERED AGENT SERVICES, LLC hereby accepts the appointment as Registered Agent of the above named corporation and agrees to act as such in accordance with the provisions of §§48.091 and 617.0501, *Florida Statutes*.

BUSH ROSS REGISTERED AGENT SERVICES, LLC

By: 
Randy K. Sterns, Vice President

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