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TALLAHASSEE, FL

COVER LETTER

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

SUBJECT: LEGACY RIVER PROPERTIES, 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: FOSTER LOVETT

Name (Printed or typed)

1407 TAMPA PARK PLAZA STREET

Address

TAMPA FLORIDA 33605

City, State & Zip

813-234-3360

Daytime Telephone number

lovettepa@aol.com

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: LEGACY RIVER PROPERTIES, Inc

ARTICLE II PRINCIPAL OFFICE

Principal street address:
11976 CLIMBING FERN AVE

RIVERVIEW, FLORIDA

33579

Mailing address, if different is:

SAME

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: SEE ATTACHMENT FOR PURPOSE

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TALLAHASSEE, FL

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected and appointed: _____

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

Name and Title: ALLISON CLEBERT, BOARD CHAIR

Address: 11976 CLIMBING FERN AVE
RIVERVIEW FLORIDA 33579

Name and Title: ALEX WELLS-OGHOHOMEH, BO.

Address: 633 OAKLEY DRIVE
NASHVILLE, TN 37220

Name and Title: TENISHA PATTERSON-BROWN, Sect

Address: 558 EAST STONEWALL STREET
CHARLOTTE, NC 28202

Name and Title: FOSTER LOVETT, TREASURE

Address: 1407 TAMPAPARK PLAZA STE.
TAMPA FLORIDA 33605

Name and Title: _____

Address: _____

Name and Title: _____

Address: _____

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: FOSTER LOVETT
Address: 1407 TAMPA PARK PLAZA STREET
TAMPA FLORIDA 33605

ARTICLE VII INCORPORATOR

The **name and address** of the Incorporator is:

Name: ALLISON CLEBERT
Address: 11976 CLIMBING FERN AVE
RIVERVIEW FLORIDA 33579

ARTICLE VIII EFFECTIVE DATE:

Effective date, if other than the date of filing: 11/20/2019. (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five days prior or 90 days after the filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

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

11/20/19
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

11/20/19
Date

**ARTICLES OF INCORPORATION
OF
LEGACY RIVER PROPERTIES, INC.
(A FLORIDA CORPORATION NOT FOR PROFIT)**

ARTICLE III – PURPOSE

The purpose is to provide low income Housing to the Tampa Bay Housing Community in the Tampa Bay & surrounding communities.

This corporation is organized exclusively for charitable, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501 (c) (4) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Notwithstanding any other provisions of these articles, this organization shall not carry on any activities not permitted to be carried on by an organization exempt from Federal income tax under section 501 (c) (4) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law.

No part of the net earnings of the organization shall be included in the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purpose set forth in the purpose clause hereof. No substantial part of the activities of the organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the organization shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

Officers

1. Number, Tenure Qualifications. The official Staff of the Corporation shall consist of a President, Vice-President, Secretary, & Treasurer, and such other officers and assistant officers as directed by the President.
2. General power. The business and affairs of the Corporation shall be managed by its Board (referred to in the Articles of incorporation as Official Staff), which shall exercise all of the powers of the Corporation and so all such lawful acts and things as required or permitted to be done by such a Board by law, the Articles of incorporation or these By-Laws.
3. Tenure, Qualifications, and appointments. The Official Staff shall meet the qualifications set forth in the applicable Florida Statutes and who are willing to assist the Corporation in time, talent, and/or contributions. Each officer shall hold office for as long as they are willing to serve, unless they a) die, b) resign, c)

remove, or d) fail to attend 75% of the scheduled meetings within a twelve month period, in which case the vacant office shall immediately be filled and should continue until reasons a, b, c, or d is violated.

4. Removal. The official Staff, whenever, in its judgment and the best interest of the Corporation, will be served thereby may remove any officer appointed by the President. A vote of 60% of the officers' present requesting the officer in question to be removed. The officer removed will receive a letter via United States Postmaster stating the reason for removal, and effective removal date.
5. Vacancies. A vacancy of any officer because of death, resignation, or removal may be appointed by the President or at the recommendation of the Board of Directors and the Official Staff in good standing.
6. Duties of the officers
 - a. The President shall be the principal officer of the Corporation, shall preside at all meetings of the officers. In the absence of the President, or in the event of the President's death, or inability to act, the Vice-President shall perform the duties of the President.
 - b. The Vice-President shall perform such duties as may be assigned to him or her from time to time by the President. The Vice-President shall assume the role, duties, and responsibilities of the President in the President's absence.
 - c. The Secretary shall execute all certificates concerning the act or action of the Corporation, keep a record of the minutes and proceedings of all meetings, and shall distribute minutes of past meetings to the official staff at the next meeting.
 - d. The Treasurer shall be the custodian of all books, records, and documents of the Corporation pertaining to its financial affairs; shall keep a count of all monies of the Corporation received and distributed; and shall supervise deposits to the credit of the Corporation at such bank or banks, depository or depositories, as the official staff shall designate.
7. Delegation of Duties. In the absence or disability of any officer of the Corporation, or for any other reason deemed sufficient by the Official Staff, the Official Staff may designate the powers or duties for the time being.
8. Subject to the foregoing, the officers of the Corporation shall have powers and duties specifically conferred by law, the Articles of Incorporation, and these By-Laws, or as may be assigned to them from time to time.

9. Regular Meetings. Regular meetings of the Official Staff shall be held with notice of times and places determined by the President during the fiscal year.

ARTICLE IX – INITIAL BOARD OF DIRECTOR(S)

This corporation shall have four (4) Directors initially. The number of Directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than two (2). The names of the initial Directors of the corporation are as follows:

Allison Clebert
11976 climbing Fern Ave
Tampa Florida 33579

Alexis Wells-Oghoghomeh
633 Oakley Drive
Nashville, TN 37220

Tenisha Patterson-Brown
558 East Stonewall Street
Apt 310
Charlotte, NC 28202

Foster Lovett
1407 Tampa Park Plaza Street
Tampa Fl 33605

1. Tenure, Qualifications, and appointments. The Board of Directors shall meet the qualifications set forth in the applicable Florida Statutes and who are willing to assist the Corporation in time, talent, and/or contributions. Each member shall hold office for as long as they are willing to serve, unless they a) die, b) resign, c) remove, or d) fail to attend 75% of the scheduled meetings within a twelve month period, in which case the vacant office shall immediately be filled and should continue until reasons a, b, c, or d is violated. Vacancies on the Board of directors may be filled by a majority of the Board and the official staff.
2. Annual Election. The Board of Directors shall annually revisit and if necessary elect Directors.

ARTICLE X – BYLAWS

The power to adopt, alter, amend or repeal the Bylaws shall be vested in the members.

ARTICLE XI - NOT FOR PROFIT STATUS

No part of the net earnings of the corporation shall be included in the benefit of, or be distributed to its members, 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 the purposes set forth in Article three 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) for any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the 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.

ARTICLE XII – DISSOLUTION

Upon the dissolution of the corporation, at the discretion of the Official Staff, assets shall be distributed to 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 the state or local government, for a public purpose. If necessary, a court shall dispose of any such assets not so disposed of competent jurisdiction of Hillsborough County, or the county in which the Principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE XIII – INDEMNITY OF OFFICERS

This corporation shall indemnify and save harmless its officers and members and from any suits, actions, or judgments arising out of their conduct of the affairs of the corporation, in which suit, action or judgment, any liability shall be alleged or imposed upon any of the corporation's officers on behalf of the corporation, and the corporation shall further pay all costs, legal expenses, and any other charges, that said officer may incur in the defense of any claim, suit, or action that may be instituted against the said officers in their individual capacities, it being the purpose and intent that the corporation shall save its officers and stockholders harmless from any action taken by them in its behalf.