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Division of Corporations

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Account Number : J20080000086

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
CCDOV HOLDINGS, INC.

ARTICLE I
NAME

The name of this corporation is CCDOV HOLDINGS, INC. (hereinafter referred to as "the Corporation").

ARTICLE II
DURATION

The corporation shall have perpetual existence, unless it shall hereafter be dissolved according to law.

ARTICLE III
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial principal office of this corporation is 1000 Pinebrook Road, Venice, FL 34292, and the name of the initial registered agent of this corporation is JOSEPH A. DIVITO, and the address of the registered agent is 4514 Central Avenue, St. Petersburg, Florida 33711.

ARTICLE IV
PURPOSE

The purposes for which the Corporation is formed, and the business and objectives to be carried on and promoted by it, are as follows:

- (A) To generally provide housing for those persons within the geographic area of the Diocese of Venice in need of quality and affordable housing, and support services, and to otherwise develop and manage such properties.
- (B) The corporation may exercise the powers permitted non-profit corporations under Chapter 617 of the Florida Statutes; provided, however, that this Corporation, in exercising any one or more of such powers shall do so in furtherance of the exempt purpose for which it has been organized as described in Section 501(c)(3) of the Internal Revenue Code.
- (C) The Corporation is irrevocably dedicated to and operated exclusively for non-profit purposes; and no part of the income or assets of the Corporation shall be distributed to, nor inure to the benefit of any individual.

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ARTICLE V
POWERS

The Corporation is empowered:

- (A) To buy, own, sell, convey, assign, mortgage or lease any interest in real estate and personal property, and to construct, maintain and operate improvements thereon necessary or incident to the accomplishment of the purposes set forth in Article IV hereof.
- (B) To borrow money and issue evidence of indebtedness, as well as receive grants from private or public funding sources in furtherance of any or all of the objects of its business, and to secure the same by mortgage, pledge, or other lien on the Corporation's property.
- (C) To do and perform all acts reasonably necessary to accomplish the purposes of the Corporation as permitted non-profit corporations under Chapter 617 of the Florida Statutes.
- (D) In the event of dissolution, winding up, or other liquidation of the assets of this Corporation, the residual assets of the Corporation will be turned over to one or more organizations which themselves are exempt as organizations described in section 501(c)(3) and 170(c)(2) of the Internal Revenue Code of 1954 or corresponding sections of any or future law, or to the Federal, State or local government for exclusive public purpose.
- (E) Notwithstanding any other provisions of these articles, this Corporation will not carry on any other activities not permitted to be carried on by (a) a corporation exempt from Federal Income Tax under section 501(c)(3) of the Internal Revenue Code of 1954 or the corresponding provision of any future United States Internal Revenue law or (b) a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1954 or any other corresponding provision of any future United States Internal Revenue Law.

ARTICLE VI
DIRECTORS AND MEMBERS

- (A) Members - The members of the Corporation shall be established in accordance with the By-laws.
- (B) Directors - The affairs of the Corporation shall be managed by a Board of Directors, consisting of not less than three (3) in number who shall be elected by the members of the Corporation at the Annual Meeting. The Directors of the Corporation need not be members of the Corporation. The

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names and post office addresses of the persons who shall serve as initial Directors until their successors are duly qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Philomena Pereira	1000 Pinebrook Road Venice, FL 34292
Eduardo Gloria	1000 Pinebrook Road Venice, FL 34292
Mary Shaughnessy	2210 Santa Barbara Blvd. Naples, FL 34116

Directors shall serve without compensation.

Directors shall be elected in accordance with the By-laws.

ARTICLE VII OFFICERS

The officers of the Corporation as provided by the By-Laws of the Corporation shall be elected by the Directors of the Corporation in the manner therein set out, and shall serve until their successors are elected and qualified. The Directors shall elect the regular officers of the Corporation at the annual meeting for terms of one year.

ARTICLE VIII SUBSCRIBERS

The subscriber to these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
Eduardo Gloria	1000 Pinebrook Road Venice, FL 34292

ARTICLE IX BY-LAWS

By-Laws of the Corporation may be adopted, made, altered, or rescinded by the Directors at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provisions of these Articles, subject to approval of the membership.

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ARTICLE X
AMENDMENTS

Amendment to the Articles of Incorporation may be proposed by any Director at a regular or special business meeting of the Board of Directors at which a majority is present and must be adopted by a two-thirds vote of the Board of Directors present and voting at such meeting properly called and noticed as provided in the By-Laws. Any Amendment must be approved by the membership.


IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation on this 30 day of December, 2019.

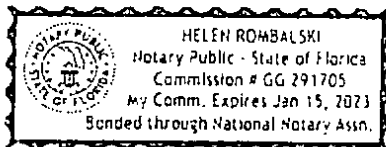

EDUARDO GLORIA

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eduardo Gloria, who is personally known to me and who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily.

WITNESS my hand and official seal on the 30th day of DECEMBER, 2019.


NOTARY PUBLIC, STATE OF FLORIDA
Print Name: HELEN ROMBALSKI
My Commission Expires: 01-15-2023



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TALLAHASSEE, FLORIDA

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ACCEPTANCE BY DESIGNATED REGISTERED AGENT

CCDOV HOLDINGS, INC., having designated JOSEPH A. DIVITO as its Registered Agent at the address located at 4514 Central Avenue, St. Petersburg, Florida, and JOSEPH A. DIVITO, as having been so named to accept service for the above-named corporation at the place above indicated, does hereby accept the designation as Registered Agent.

Dated this 30th day of December, 2019.



JOSEPH A. DIVITO
Registered Agent

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