

N200000011825

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H20000366738 3)))



H200003667383ABC2

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.
Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : M. BURR KEIM COMPANY
Account Number : I19990000242
Phone : (215)563-8113
Fax Number : (215)977-9386

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

FLORIDA PROFIT/NON PROFIT CORPORATION

Magnolia Affordable Development, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

Electronic Filing Menu

Corporate Filing Menu

Help

JSC
10/22/20

2020 OCT 21 PM 5:00
FILED
CLERK OF COURT
JANICE L. BROWN
TALLAHASSEE, FLORIDA

2020 OCT 21 AM 11:26
FILED
CLERK OF COURT
JANICE L. BROWN
TALLAHASSEE, FLORIDA

(((H200003667383)))

ARTICLES OF INCORPORATION

In compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I NAMEThe name of the corporation shall be Magnolia Affordable Development, Inc.**ARTICLE II PRINCIPAL OFFICE**Principal street address.

Mailing address, if different is.

3700 Georgia AvenueWest Palm Beach, FL 33401**ARTICLE III PURPOSE**The purpose for which the corporation is organized is: See Attached**ARTICLE IV MANNER OF ELECTION** The manner in which the directors are elected and appointed Annual Resolutions**ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS**Name and Title: Margaret C. Perez - Pres./Sec./DirectorName and Title: Denise Smith Barnes - VP/DirectorAddress 3700 Georgia AvenueAddress: 3700 Georgia AvenueWest Palm Beach, FL 33401West Palm Beach, FL 33401Name and Title: Larry Brown - Treasurer/Director

Name and Title: _____

Address 3700 Georgia Avenue

Address: _____

West Palm Beach, FL 33401

Name and Title: _____

Name and Title: _____

Address _____

Address: _____

RECEIVED OCT 21 AM 11:26

(((H200003667383)))

(((H200003667383)))

Name and Title: _____ Name and Title: _____

Address _____ Address: _____

Name and Title: _____ Name and Title: _____

Address _____ Address: _____

ARTICLE VI REGISTERED AGENTThe name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name Charlotte Burnett
Address: 3700 Georgia Avenue
West Palm Beach, FL 33401

ARTICLE VII INCORPORATORThe name and address of the Incorporator is.

Name: Margaret C. Perez
Address 3700 Georgia Avenue
West Palm Beach, FL 33401

ARTICLE VIII EFFECTIVE DATE:

Effective date, if other than the date of filing: _____ (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

Charlotte Burnett
Required Signature of Registered Agent

10/21/20
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.

Margaret C. Perez
Required Signature of Incorporator

10/21/20
Date

(((H200003667383)))

(((H200003667383)))

Articles of Incorporation**Article III PURPOSE**

Said corporation is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, as amended, or the corresponding section of any future federal tax code; in pursuance of the foregoing purposes, the said corporation shall have the power to (a) create, own, develop, construct, operate, purchase and/or manage affordable and/or low-income and moderate-income housing in the West Palm Beach, Florida area, the charges for such services to be predicated upon the provision, maintenance and operation thereof on a nonprofit basis, (b) provide community and social services to the residents of such affordable housing, (c) purchase, build, acquire and redevelop property to encompass the stated purpose, and (d) develop and otherwise foster affordable and/or low-income and moderate-income housing.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, 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) 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 carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Upon the dissolution of the corporation, assets shall be distributed for 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 a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of 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.

2551 OCT 21 AM 11:26

FILED

(((H200003667383)))