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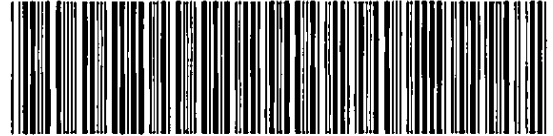
(Business Entity Name)

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TALLAHASSEE, FL  
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OCT 28 2020

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## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

CSJD Developer, Inc.

Signature \_\_\_\_\_

Requested by: SETH

Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Walk-In \_\_\_\_\_ Will Pick Up \_\_\_\_\_

\_\_\_\_\_ Art of Inc. File \_\_\_\_\_  
\_\_\_\_\_ LTD Partnership File \_\_\_\_\_  
\_\_\_\_\_ Foreign Corp. File \_\_\_\_\_  
\_\_\_\_\_ L.C. File \_\_\_\_\_  
\_\_\_\_\_ Fictitious Name File \_\_\_\_\_  
\_\_\_\_\_ Trade/Service Mark \_\_\_\_\_  
\_\_\_\_\_ Merger File \_\_\_\_\_  
\_\_\_\_\_ Art. of Amend. File \_\_\_\_\_  
\_\_\_\_\_ RA Resignation \_\_\_\_\_  
\_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_  
\_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_  
\_\_\_\_\_ Cert. Copy \_\_\_\_\_  
\_\_\_\_\_ Photo Copy \_\_\_\_\_  
\_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_  
\_\_\_\_\_ Certificate of Status \_\_\_\_\_  
\_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_  
\_\_\_\_\_ Corp Record Search \_\_\_\_\_  
\_\_\_\_\_ Officer Search \_\_\_\_\_  
\_\_\_\_\_ Fictitious Search \_\_\_\_\_  
\_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_  
\_\_\_\_\_ Vehicle Search \_\_\_\_\_  
\_\_\_\_\_ Driving Record \_\_\_\_\_  
\_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_  
\_\_\_\_\_ UCC 11 Search \_\_\_\_\_  
\_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_  
\_\_\_\_\_ Courier \_\_\_\_\_

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SECRETARY OF STATE  
TALLAHASSEE, FL

**ARTICLES OF INCORPORATION**

**OF**

**CSJD DEVELOPER, INC.**

This is to certify that we, the undersigned, all being of full legal age, do hereby associate ourselves for the purpose of forming a nonprofit Corporation under and by virtue of the laws of the State of Florida, and further certify that:

**ARTICLE I**  
**NAME**

That the name of the Corporation is CSJD DEVELOPER, INC. (hereinafter referred to as "the Corporation").

**ARTICLE II**  
**DURATION**

The existence of the Corporation will be perpetual, unless it shall hereafter be dissolved according to law.

**ARTICLE III**  
**INITIAL REGISTERED OFFICE AND AGENT**

- (a) The principal office of the Corporation and mailing address is 1000 Pinebrook Road, Venice, FL 34285.
- (b) The initial resident agent of the Corporation is Joseph A. DiVito, Esquire, whose post office address is 4514 Central Avenue, St. Petersburg, FL 33711.

**ARTICLE IV**  
**PURPOSE**

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

- (a) This Corporation is organized exclusively for charitable and/or educational purposes, including, for such purposes, the making of distributions to organizations which qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue

Articles of Incorporation  
CSJD Developer Inc.

Code of 1986, as amended, or the corresponding section of any future United States internal revenue law. In pursuance of the foregoing, the Corporation shall have the purpose to develop affordable housing, including procuring such funding as necessary to accomplish said purpose, including government funding, grants, loans, tax credit financing, commercial loans and such other funding as may be necessary, such development all being done on a nonprofit basis.

- (b) In furtherance of this single purpose, the Corporation is formed:
- (i) To create, develop, either by new construction or by renovations and remodeling, acquire affordable housing project or projects;
  - (ii) To enable the financing of the development, acquisition or construction of such rental housing, including the use of tax credits;
  - (iii) To enter into, perform, and carry out contracts of any kind necessary to, or in connection with, or incidental to, the accomplishment of the purposes of the Corporation;
  - (iv) To acquire any property, real or personal, in fee or under lease, or any rights therein or appurtenant thereto, necessary for the development, acquisition or construction and operation of such project; and
  - v) To borrow money, and to issue evidence of indebtedness, and to secure the same by mortgage, deed of trust, pledge, or other lien, in furtherance of any or all of the objects of its business in connection with said project.

#### ARTICLE V POWERS

The Corporation is empowered to exercise the powers permitted non-profit corporations under Chapter 617 and the Florida Statutes including:

- (a) The Corporation shall have the power to do and perform all things whatsoever set out in Section (b)-(i) through (v) of ARTICLE IV "PURPOSES" above, and necessary or incidental to the accomplishment of said purposes.
- (b) The Corporation, specifically and particularly, shall have the power and authority to enter into all agreements to meet funding requirements for development;
- (c) Upon the dissolution of the Corporation, all of the remaining assets of the Corporation shall be distributed only to one or more organizations created and operated for one or more exempt purposes within the meaning on Article IV(a) hereof, all of the foregoing within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding section of any future United States internal revenue law. Any such assets not so 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."

- (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 1986 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 1986 or any other corresponding provision of any future United States Internal Revenue Law.

#### **ARTICLE VI** **INCORPORATOR AND SOLE MEMBER**

The incorporator and sole member of the corporation is Diocese of Venice in Florida, Inc., located at 1000 Pinebrook Road, Venice Florida.

#### **ARTICLE VII** **DIRECTOS AND OFFICERS**

The affairs of the Corporation shall be managed by a Board of Directors, consisting of not less than three (3) in number, but no more than fifteen (15) directors, who shall be elected by the members of the Corporation at the Annual Meeting. The original directors shall serve until their successor(s) is/are elected:

Most Rev. Frank J. Dewane  
Rev. Msgr. Stephen E. McNamara  
Dr. Voldymyr Smeryk

The directors shall serve without compensation.

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 have qualified. The directors shall elect the regular officers of the Corporation at the annual meeting, for terms of one year. The secretary and treasurer may be one and the same person.

The following officers will serve until the next annual meeting, or until their successors are elected and qualified.

**OFFICER**  
President  
Vice President  
Secretary/Treasurer

**NAME**  
Most Rev. Frank J. Dewane  
Rev. Msgr. Stephen E. McNamara  
Dr. Volodymyr Smeryk

**ARTICLE VIII**  
**BY-LAWS**

By-laws of the Corporation may be adopted 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 or of the Regulatory Agreement between the Corporation and the Secretary of Housing and Urban Development pursuant to Article IV hereof.

**ARTICLE IX**  
**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. Amendment shall be approved by a two-thirds affirmative vote of the members of the Board of Directors present and shall require the approval of the Bishop of the Diocese of Venice in Florida. Upon such approval, such an Amendment must also be forwarded to the Secretary of State, State of Florida, and filed and approved by him before the same shall become effective.

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation on this 14 day of October, 2020.

Diocese of Venice in Florida, Inc.

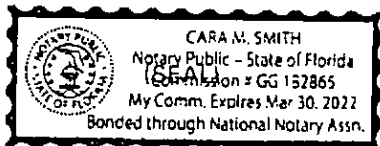
By: Frank J. Dewane

Most Rev. Frank J. Dewane, President

STATE OF FLORIDA           )  
COUNTY OF SARASOTA    )

I HEREBY CERTIFY that on this day personally appeared and physically present before me, an officer duly authorized to administer oaths and take acknowledgments, that **Most Rev. Frank J. Dewane** as president of Diocese of Venice in Florida, Inc. He is personally known to me, and who executed these Articles of Incorporation freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Venice, Florida in said County and State, this day of October, 2020.



Cara M. Smith  
NOTARY PUBLIC  
My Commission Expires: MARCH 30, 2022

Articles of Incorporation  
CSJD Developer Inc.

**ACCEPTANCE BY DESIGNATED REGISTERED AGENT**

**CSJD DEVELOPER, INC.** having designated **JOSEPH A. DIVITO** as its Registered Agent at the address located at 4514 Central Avenue, St. Petersburg, FL 33711 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 16<sup>th</sup> day of October, 2020.

  
JOSEPH A. DIVITO  
REGISTERED AGENT

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