

N210000004180

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

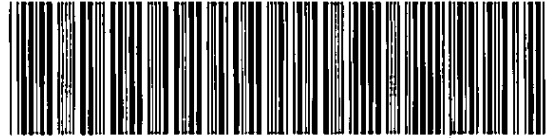
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



300363538673

21 APR -7 PM 2:05

2021 APR -7 PM 1:09

**FLORIDA FILING & SEARCH SERVICES, INC.**

**P.O. BOX 10662 TALLAHASSEE, FL 32302**

**155 Office Plaza Dr Ste A Tallahassee FL 32301**

**PHONE: (800) 435-9371; FAX: (866) 860-8395**

---

**DATE: 4/7/2021**

**NAME: DECRO SILVER POINTE CORPORATION**

**TYPE OF FILING: ARTICLES**

**COST: 70.00**

**RETURN: PLAIN COPY PLEASE**

---

**ACCOUNT: FCA000000015**

**AUTHORIZATION: ABBIE/PAUL HODGE**

A handwritten signature in black ink, appearing to be 'LSE' or similar, written over the authorization text.

**ARTICLES OF INCORPORATION  
OF  
DECRO SILVER POINTE CORPORATION**  
In Compliance with Chapter 617, F.S., (Not for Profit)

**ARTICLE I  
NAME**

The name of the corporation will be DECRO SILVER POINTE CORPORATION ("*Corporation*").

**ARTICLE II  
PRINCIPAL OFFICE**

The Corporation's principal street address is 501 N. Magnolia Avenue, Orlando Florida 32801.

The Corporation's principal mailing address is 3431 Wesley Street, Suite F, Culver City, California 90230.

**ARTICLE III  
PURPOSE**

The 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, or the corresponding section of any future federal tax code. Specifically, the Corporation will develop, own, finance, and maintain housing for low-income senior citizens in Florida who are 62 years or older; maintain the long-term affordability of this housing for senior residents, including, but not limited to, complying with income and other restrictions that federal, state or local agencies may impose under regulatory agreements or similar documents; and arrange or help arrange services that will ensure senior residents have access to social and other services that will improve their quality of life.

**ARTICLE IV  
MANNER OF ELECTION**

The manner in which the directors are elected or appointed is provided in the bylaws of the corporation.

**ARTICLE V  
INITIAL OFFICERS AND DIRECTORS**

- A. The initial number of directors of the Corporation will be eight.
- B. The number of directors may either be increased or reduced from time to time by the Board of Directors in accordance with the Bylaws of the Corporation but there will always be at least three directors

C. The names and street addresses of the initial officers and directors of the Corporation's Board of Directors are:

<u>Name</u>	<u>Address</u>	<u>Position</u>
Jil Blumberg Froman	3431 Wesley Street, Ste. F, Culver City, CA	Chair
Christian von Merkatz	3431 Wesley Street, Ste. F, Culver City, CA	Vice-Chair
Alexander Nweeia	3431 Wesley Street, Ste. F, Culver City, CA	Treasurer
Randy Wirebaugh	3431 Wesley Street, Ste. F, Culver City, CA	Secretary
Warren Avery	3431 Wesley Street, Ste. F, Culver City, CA	Director
Kyla Lee	3431 Wesley Street, Ste. F, Culver City, CA	Director
Paul Pieroth	3431 Wesley Street, Ste. F, Culver City, CA	Director
Vanessa Rios	3431 Wesley Street, Ste. F, Culver City, CA	Director

#### **ARTICLE VI**

#### **LIMITATIONS**

No part of the net earnings of the Corporation will inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation will 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 III hereof.

No substantial part of the activities of the Corporation will be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation will 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, this Corporation will 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.

#### **ARTICLE VII**

#### **DISSOLUTION**

Upon the dissolution, termination, or winding up of the Corporation, assets will 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 will be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed

of will 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 will determine, which are organized and operated exclusively for such purposes.

**ARTICLE VIII**  
**INITIAL REGISTERED AGENT AND OFFICE**

The name and Florida street address of the registered agent is Louis E. Vogt, 501 N. Magnolia Avenue, Orlando Florida 32801.

**ARTICLE IX**  
**INCORPORATOR**

The name and address of the Incorporator is Ted M. Handel, 3431 Wesley Street, Suite F, Culver California 90230.

WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 5th day of April 2021.

By: \_\_\_\_\_

Ted M. Handel

**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

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.

By: \_\_\_\_\_

Date: \_\_\_\_\_

2021 APR -7 PM 1:09