

8/6/2021

Division of Corporations

Florida Department of State

Division of Corporations
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To:

Division of Corporations
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**FLORIDA PROFIT/NON PROFIT CORPORATION
VOA FREEDOM POINTE AH GP, INC.**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$70.00

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SECRETARY OF STATE
TALLAHASSEE, FL**ARTICLES OF INCORPORATION****OF****VOA FREEDOM POINTE AH GP, INC.
(a Florida Not-For-Profit Corporation)**

Pursuant to the provisions of Section 617.0202 of the Florida Not for Profit Corporation Act, the undersigned does hereby execute and submit for filing with the Florida Department of State these Articles of Incorporation as follows:

ARTICLE I**NAME**

The name of this corporation is VOA Freedom Pointe AH GP, Inc. (the "Corporation").

ARTICLE II**PRINCIPAL OFFICE AND MAILING ADDRESS**

The address of the principal office and the mailing address of the Corporation is 1660 Duke Street, Alexandria, VA 22314.

ARTICLE III**PURPOSE**

The Corporation is not formed for pecuniary profit or financial gain. The Corporation shall be a not for profit corporation under the Florida Not for Profit Corporation Act and is irrevocably dedicated to and operated exclusively for non-profit purposes. The purposes for which the Corporation is organized are exclusively charitable within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto) including but not limited to, the fostering of low income housing to low and moderate income families. The Corporation, in connection with furthering its purposes, shall be permitted to engage (either directly or through ownership of interests) in the acquisition, construction, management, and leasing of the apartments in such buildings to tenants who qualify consistent with, and recognized as charitable by, the Internal Revenue Service in Revenue Procedure 96-32. Consistent with the foregoing, the Corporation shall additionally be permitted to develop, acquire, construct, manage, operate, lease and sell mobile homes, modular housing, manufactured housing and/or mobile home parks. Furthermore, this corporation may engage only in activities permitted under the laws of the State of Florida and the United States of America as shall constitute activities in furtherance of such exempt purposes. In furtherance of its exempt purposes, the corporation may promote, establish, conduct and maintain activities on its own behalf and it may contribute to or otherwise assist other

corporations, organizations and institutions carrying on exempt activities. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation. The Corporation shall not participate in or intervene in (including the publishing or distributing of statements), any political campaign on behalf of (or in opposition to) any candidate for public office.

ARTICLE IV

POWERS

The corporation hereby incorporates by reference any and all corporate powers given to corporations not for profit by virtue of Section 617.0302 of the Florida Statutes. The corporation's activities are limited by any and all restrictions that are required to obtain tax exempt status under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto). No substantial part of the assets or the net earnings of the Corporation shall inure to the benefit of, nor be distributed to, any officer or director of the Corporation, or to any other private person, in such a fashion as to constitute an application of funds not within the purpose of a charitable organizations described in Code Section 501(c)(3). However, reimbursement for expenditures or the payment of reasonable compensation for services rendered to the Corporation shall not be deemed to be a distribution of earnings or assets.

ARTICLE V

NO MEMBERS

The Corporation will not have members.

ARTICLE VI

INCORPORATOR

The name and address of the person signing these Articles of Incorporation are as follows:

Kimberly Black King
1660 Duke Street
Alexandria, VA 22314

ARTICLE VII

BOARD OF DIRECTORS; OFFICERS

The business affairs of the Corporation shall be managed and all the corporate powers thereof shall be vested in and exercised by a Board of Directors. The Board of Directors shall be appointed as provided in the bylaws of the Corporation, which the Board of Directors shall adopt. The initial Board of Directors shall consist of three (3) persons. The following are names and

addresses of the persons who are currently serving as the members of the Board of Directors of the Corporation until their successors are duly elected:

Sharon Wilson Geno
c/o 1660 Duke Street
Alexandria, VA 22314

Kimberly King
c/o 1660 Duke Street
Alexandria, VA 22314

Joseph Budzynski
c/o 1660 Duke Street
Alexandria, VA 22314

Section 1. The number of directors that constitutes the Board of Directors may be increased or decreased as provided in the Bylaws of the Corporation; provided, however, the number of directors shall be at least three (3) and no more than fifteen (15).

Section 2. The officers of the Corporation will be the President, Vice Chair, Secretary, Treasurer, and such other officers as provided in the Bylaws, who shall be elected by the Board of Directors. These officers shall serve until their successor are duly qualified and elected as provided in the Corporation's Bylaws. Following are the names and addresses of the individuals serving as the current officers of the Corporation:

<u>Name</u>	<u>Address</u>	<u>Title</u>
Jane Burks	c/o 1660 Duke Street Alexandria, VA 22314	Treasurer
Michael King	c/o 1660 Duke Street Alexandria, VA 22314	President
Thomas Dolan	c/o 1660 Duke Street Alexandria, VA 22314	Secretary
Patti Andreini Arnold	c/o 1660 Duke Street Alexandria, VA 22314	Chairperson
Nancy Rase	c/o 1660 Duke Street Alexandria, VA 22314	Vice Chair
Kimberly Black King	c/o 1660 Duke Street Alexandria, VA 22314	Assistant Treasurer Assistant Secretary
Peter Desjardins	c/o 1660 Duke Street Alexandria, VA 22314	Assistant Treasurer Assistant Secretary

Sharon Wilson Geno	c/o 1660 Duke Street Alexandria, VA 22314	Assistant Treasurer Assistant Secretary
Joseph Budzynski	c/o 1660 Duke Street Alexandria, VA 22314	Assistant Treasurer Assistant Secretary
Nancy Gavin	c/o 1660 Duke Street Alexandria, VA 22314	Assistant Treasurer Assistant Secretary
Faith Nutz	c/o 1660 Duke Street Alexandria, VA 22314	Assistant Treasurer Assistant Secretary

ARTICLE VIII

AMENDMENT

These Articles of Incorporation may be amended as provided in the Corporation's Bylaws.

ARTICLE IX

DISSOLUTION

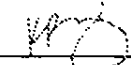
In the event of the complete or partial liquidation or dissolution of the Corporation, whether voluntary or involuntary, the balance of all money and other property received by the Corporation from any source, after the payment of all debts and obligations of the Corporation, shall be used or distributed as provided by law to Volunteers of America National Services, if at that time it is a charitable organization described in Code Section 501(c)(3) or, if not, then to one more or charitable organizations described in Code Section 501(c)(3), as selected by the Board of Directors.

ARTICLE X**REGISTERED OFFICE**

The name and address of the initial registered office and the initial registered agent of the Corporation are:

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation
this 30th day of July, 2021.



Kimberly Black King,
Incorporator

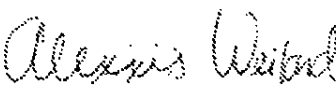
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TALLAHASSEE, FL

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REGISTERED AGENT ACKNOWLEDGMENT

Having been named as registered agent and to accept service of process for the above stated Florida not for profit corporation at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 607, Florida Statutes.

CORPORATION SERVICE COMPANY

 Alexis Weibull, assistant vice president

Signature of Authorized Agent

08/06/2021

Date