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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**CCDOSP Developer, Inc.**

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**ARTICLES OF INCORPORATION  
OF  
CCDOSP 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 **CCDOSP 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 6363 Ninth Avenue North, St. Petersburg, FL 33743.
- (b) The initial resident agent of the Corporation is TK Registered Agent, Inc., whose post office address is 101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602.

**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 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 provide

affordable housing and services to promote their health, security, happiness, and usefulness in longer provident living, and with the charges for such facilities and services to be predicated upon the provision, maintenance, and operation thereof on a nonprofit basis.

- (b) In furtherance of this single purpose, the Corporation is formed:
- (i) To create, develop, acquire, or construct an affordable housing project or projects, and to operate the same;
  - (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.”

- (d) 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**

The incorporator of the corporation is Rev. Msgr. Robert F. Morris, 6363 Ninth Avenue N., St. Petersburg, FL 33743.

#### **ARTICLE VII** **BOARD OF TRUSTEES AND OFFICERS**

The affairs of the Corporation shall be managed by a Board of Trustees. The Corporation shall have Trustees to be elected and serve as provided in the Bylaws of the Corporation. The names and addresses of the persons initially serving as Trustees are:

Rev. Msgr. Robert F. Morris, 6363 Ninth Avenue N., St. Petersburg, FL 33743  
Margaret Rogers, 6363 Ninth Avenue N., St. Petersburg, FL 33743  
James Wayne, 6363 Ninth Avenue N., St. Petersburg, FL 33743

The officers of the Corporation, as provided by the By-Laws of the Corporation, shall be elected by the Trustees of the Corporation, in the manner therein set out, and shall serve until their successors are elected and have qualified. The Trustees 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  
Vice President  
Secretary/Treasurer

#### **NAME**

Rev. Edison Bernavas  
Rev. Msgr. Robert F. Morris  
Margaret Rogers  
James Wayne

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

By-laws of the Corporation may be adopted by the Trustees 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.

**ARTICLE IX**  
**AMENDMENTS**

These Articles of Incorporation may be amended only upon a majority vote of the Trustees of the Corporation at any regular or special meeting called for that purpose, but such amendments shall not be effective until approved by the Member of the Corporation in writing.

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation on this 24<sup>TH</sup> day of August, 2021.

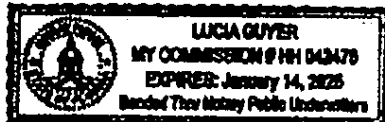
By: Rev. Msgr. Robert F. Morris  
Rev. Msgr. Robert F. Morris, Incorporator

STATE OF FLORIDA                     )  
COUNTY OF PINELLAS             )

I HEREBY CERTIFY that on this day personally appeared before me and physically present, an officer duly authorized to administer oaths and take acknowledgments, Rev. Msgr. Robert F. Morris, as Incorporator of CCDOSP Developer, 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 in said County and State, this 24<sup>th</sup> day of August, 2021.

(SEAL)



Lucia Guyer  
NOTARY PUBLIC  
My Commission Expires: January 14, 2025

**ACCEPTANCE BY DESIGNATED REGISTERED AGENT**

CCDOSP DEVELOPER, INC., having designated TK REGISTERED AGENT, INC., as its Registered Agent at the address located at 101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602, 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 24 day of August, 2021

REGISTERED AGENT  
TK Registered Agent, Inc.

  
\_\_\_\_\_  
Joseph A. Di Vito, Agent