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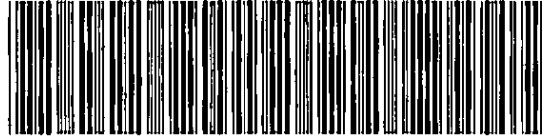
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2021 REG - 3 Filing Office

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Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

November 3, 2021

Re: Collier County Community Land Trust – Master, Inc.

Enclosed is an original and one (1) copy of the Articles of Incorporation, as well as a check made payable to the Department of State in the amount of \$70 for the Filing Fee.

Please return all correspondence concerning this matter to the following:

Michael Puchalla  
3200 Bailey Lane, Suite #109  
Naples, FL 34105  
Email: michael@collierhousing.com  
Phone Number: (239) 434-2397, Ext. 205

Thank you for your attention to, and assistance with, this matter.

Regards,

A handwritten signature in black ink that reads "Michael Puchalla". The signature is written in a cursive, flowing style.

**ARTICLES OF INCORPORATION  
OF  
COLLIER COUNTY COMMUNITY LAND TRUST – MASTER, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION**

**ARTICLE I  
CORPORATION NAME**

The name of the Corporation is Collier County Community Land Trust - Master, Inc.

**ARTICLE II  
PRINCIPAL OFFICE ADDRESS**

The Corporation's principal office address is:

3200 Bailey Lane, Suite #109  
Naples, FL 34105

**ARTICLE III  
MAILING ADDRESS**

The Corporation's mailing address is:

3200 Bailey Lane, Suite #109  
Naples, FL 34105

**ARTICLE IV  
REGISTERED AGENT**

The name and address of the registered agent of the Corporation is:

Michael Puchalla  
3200 Bailey Lane, Suite #109  
Naples, FL 34105

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.



\_\_\_\_\_  
Michael Puchalla  
November 3, 2021

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**ARTICLE V**  
**DURATION AND MEMBERSHIP**

The Corporation shall have perpetual existence. The qualification for members, if any, and the manner of their admission shall be regulated by the Corporation's Bylaws.

**ARTICLE VI**  
**BOARD OF DIRECTORS**

The method of selection of Directors and the number of Directors shall be as stated in the Corporation's Bylaws.

**ARTICLE VII**  
**INCORPORATOR**

The name and address of the incorporator is:

Michael Puchalla  
3200 Bailey Lane, Suite #109  
Naples, Florida 34105

**ARTICLE VIII**  
**CORPORATE PURPOSES**

The purposes for which this Corporation is formed are exclusively charitable and educational within the meaning of Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future tax code, and consist of the following:

1. To provide decent and affordable housing opportunities for very low, low and moderate income families and individuals that is controlled by the residents on a long term basis.
2. To foster the availability of a combination of owner-occupied and rental housing that meets diverse needs.
3. To preserve the availability and affordability of housing for successive owners and renters through long-term ground lease covenants.
4. To combat neighborhood deterioration in economically disadvantaged neighborhoods by promoting the development, rehabilitation, and maintenance of decent housing in these neighborhoods; by promoting economic opportunities for low-income residents of these neighborhoods; by making land available for projects and activities that improve the quality of life in these neighborhoods; and by assisting residents of these neighborhoods in improving the safety and well-being of their community.

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5. To protect the natural environment and to promote the ecologically sound use of land and natural resources and the long-term health and safety of the community.
6. All of the foregoing purposes shall be exercised exclusively in a charitable and educational manner, such that the Corporation qualifies as an exempt organization under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

## **ARTICLE IX**

### **501(c)(3) LIMITATIONS**

1. **CORPORATE PURPOSES.** Notwithstanding any other provision of these Articles of Incorporation, this 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.
2. **EXCLUSIVITY.** The Corporation is organized exclusively for charitable and educational purposes.
3. **NO PRIVATE INUREMENT.** The Corporation is not organized nor shall it be operated for the primary purpose of generating pecuniary gain or profit. The property, assets, profits, and net income of the Corporation are irrevocably dedicated to charitable and educational purposes, no part of which shall inure to the benefit of any private person or individual. The Corporation shall not distribute any gains, profits, or dividends to the Directors, officers, members or trustees thereof, or to any other private persons or individuals, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered in carrying out, and to make payments and distributions in furtherance of, the purposes set forth in these Articles of Incorporation.
4. **LOBBYING AND POLITICAL CAMPAIGNS.** 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.
5. **DISSOLUTION.** Upon winding up and dissolution of the Corporation, the assets of the Corporation remaining after payment of all debts and liabilities shall be distributed to an organization recognized as exempt 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. If the Corporation holds any assets in trust, such assets shall be disposed of in such a manner as may be directed by decree of a court of competent jurisdiction of the county in which the principal office of the Corporation is then located, upon petition thereof by the Attorney General or by any person concerned in the liquidation.

**ARTICLE X**  
**DEBT OBLIGATIONS AND PERSONAL LIABILITY**

No Director or officer of this Corporation shall be personally liable for the debts or obligations of this Corporation of any nature whatsoever, nor shall any of the property of the Directors or officers be subject to the payment of the debts or obligations of this Corporation.

**ARTICLE XI**  
**INDEMNIFICATION**

Indemnification of the Corporation's Directors and officers shall be pursuant to the Corporation's Bylaws.

**ARTICLE XII**  
**AMENDMENT**

These Articles of Incorporation may be amended in accordance with, and as provided for in, the Corporation's Bylaws.

**ARTICLE XIII**  
**EFFECTIVE DATE**

The Effective Date of these Articles of Incorporation shall be the date of filing with the Department of State.

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation of Collier County Community Land Trust - Master, Inc., on this 3<sup>rd</sup> day of November, 2021.

*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.*

  
\_\_\_\_\_  
Michael Puchalla, Incorporator