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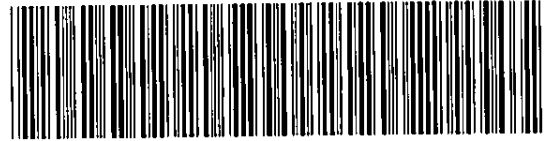
(Business Entity Name)

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Certified Copies _____ Certificates of Status _____

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2022 SEP 19 AM 7:19
MILWAUKEE COUNTY

COVER LETTER

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

SUBJECT: Douglas Gardens Properties, Inc.

(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Leslie-Marie Torres

Name (Printed or typed)

5200 NE 2 Avenue

Address

Miami, FL 33137

City, State & Zip

(305) 762-1467

Daytime Telephone number

ltorres@miamijewishhealth.org

E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
DOUGLAS GARDENS PROPERTIES, INC.
(a corporation not for profit)

ARTICLE I
NAME

The name of the Corporation is **DOUGLAS GARDENS PROPERTIES, INC.** (hereinafter, the "Corporation")

ARTICLE II
MAILING ADDRESS AND PRINCIPAL OFFICE ADDRESS

The mailing and street address of the principal office of the Corporation is 5200 N.E. 2nd Avenue, Miami, Florida 33137.

ARTICLE III
REGISTERED AGENT AND REGISTERED OFFICE

The name and street address of the registered agent is Jeffrey P. Freimark, 5200 N.E. 2nd Avenue, Miami, Florida 33137.

ARTICLE IV
PURPOSE

The Corporation is a not-for-profit organization, formed and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("Code") (all references to Sections of the Code include the rules and regulations promulgated there under and the corresponding provisions of any subsequent federal tax law), which may include a lessee of property, including but not limited to foster low-income or affordable housing, held by the Corporation.

The Corporation is a supporting organization of Miami Jewish Health Systems, Inc. ("MJHS") with the meaning of Section 509(a)(3)(A). The Corporation is organized and at all times thereafter operated exclusively to carry out the purposes of MJHS

In furtherance of the foregoing purposes, and subject to the limitations and restrictions set forth in these Articles, the Corporation shall have all lawful corporate and other powers necessary

or appropriate to such purposes, as conferred to the Corporation under the Florida Act, as it may be amended or replaced from time to time, or the provisions of any similar law, and the power to do all things necessary, proper and consistent with maintaining its tax exempt status under Section 501(c)(3) of the Code and its qualification to receive contributions deductible under Section 170(c)(2) of the Code.

ARTICLE V BOARD OF DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, the Board of Directors of the Corporation (the "Board of Directors" or the "Board"), which shall consist of not fewer than three (3) individuals. The number of individual members of the Board ("Directors") shall be fixed from time to time and may be increased or decreased (but may never be decreased to fewer than three members), as provided in the Bylaws of the Corporation. The Directors shall be elected or appointed, and subject to removal, in the manner and for the term(s) as provided in the Bylaws of the Corporation.

ARTICLE VI NO MEMBERS

Membership in the Corporation shall be closed and limited solely to Miami Jewish Health Systems, Inc.

ARTICLE VII LIMITATION OF LIABILITY; INDEMNIFICATION

Directors and officers of the Corporation shall not be personally liable for monetary damages to any person, for or in connection with any statement, vote, decision or failure to take action, to the full extent permitted or authorized under the Florida Act (as the same may be amended from time to time) and the Bylaws of the Corporation. Current and former Directors, officers, employees and agents of the Corporation shall be entitled to indemnification, and advancement of expenses, from the Corporation, as provided in the Bylaws of the Corporation and consistent with the applicable provisions of the Florida Act (as the same may be amended from time to time).

ARTICLE VIII BYLAWS & BYLAW AMENDMENTS

The Corporation shall have Bylaws, which may contain any provision for the regulation and management of the affairs of the Corporation not inconsistent with law or these Articles of

Incorporation. The power to alter, amend or repeal the Bylaws, or adopt new Bylaws, of the Corporation shall be vested exclusively in the Board of Directors, in the manner and on the terms provided in the Bylaws of the Corporation (as the same may be amended from time to time).

ARTICLE IX DISSOLUTION

In the event of the liquidation, dissolution or winding up of the affairs of the Corporation, whether voluntary or involuntary, which shall be effected under and pursuant to the applicable provisions of the Florida Act, the Board of Directors shall, after paying or making provisions for the payment of all liabilities of the Corporation, distribute all remaining assets of the Corporation to MJHS, or if same should no longer be in operation or compliance, in accordance with Article IV.

ARTICLE X OTHER NON-PROFIT PROVISIONS, LIMITATIONS AND RESTRICTIONS

Section 10.1 Limitations and Restrictions under Federal Tax Laws.

(1) No part of the net earnings of the Corporation shall inure to the benefit of or be distributed to any director, officer, employee or other individual or entity having a personal or private interest in the Corporation; *provided, however*, that the Corporation shall 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 IV.

(2) No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation in a manner or to an extent that would disqualify the Corporation for tax exemption under Section 501(c)(3) of the Code. 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" within the meaning of Section 501(c)(3) of the Code.

(3) Notwithstanding any other provision of these Articles of Incorporation to the contrary, the Corporation shall not carry on any activity not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Code, or (ii) by a corporation to which contributions are deductible under Section 170(c)(2) of the Code, or (iii) by a corporation not for profit organized and operating under the laws of the State of Florida, in each case, as such laws now exist or may hereafter be amended.

Section 10.2 Applicable Restrictions if Corporation is Classified as a Private Foundation.

The Corporation must at all times be organized and operated so as to qualify as an organization that is not a private foundation, as defined under Section 509(a) of the Code. If, however, at any time, the Corporation is or becomes classified as a private foundation under federal income tax laws, then at such time the Corporation shall be subject to the following restrictions and limitations:

(1) The Corporation shall distribute its income for each taxable year at such time and in such manner so as not to become subject to the tax on "undistributed income" imposed by Section 4962 of the Code;

(2) The Corporation shall not engage in any act of "self-dealing," as defined in Section 4941 (d) of the Code;

(3) The Corporation shall not retain any "excess business holdings," as defined in Section 4943(c) of the Code;

(4) The Corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Code; and

(5) The Corporation shall not make any "taxable expenditures," as defined in Section 4945(d) of the Code.

ARTICLE XI AMENDMENTS TO ARTICLES OF INCORPORATION

The Corporation reserves the right to alter, amend or repeal any provision contained in these Articles of Incorporation, or any amendment thereto, and to restate these Articles of Incorporation, in the manner provided under the Florida Act (as the same exists or may hereafter be amended), and any and all rights conferred by, under or in these Articles is subject to this reservation.

ARTICLE XII COMMENCEMENT DATE

The Corporate existence will commence on September 18, 2023

ARTICLE XIII INCORPORATOR

The name and post office address of the Incorporator executing these Articles of Incorporation is Leslie-Marie Torres, Miami Jewish Health Systems, Inc., 5200 NE 2 Avenue, Miami, Florida, 33137.

2022 SEP 19 AM 7:19
FILED
CLERK OF DISTRICT COURT
MIAMI, FLORIDA

THE UNDERSIGNED Incorporator, for the purpose of forming a corporation not for profit under the laws of the State of Florida, does make and file these Articles of Incorporation, hereby declaring and certifying that the facts stated are true.



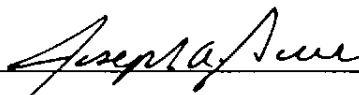
Leslie-Marie Torres

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 18st day of September, 2023 by Leslie-Marie Torres, to me personally known X or produced identification (type of identification produced _____).



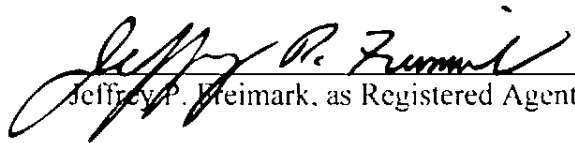


Name
Notary Public
My Commission Expires: _____
Commission No.: _____

2022 SEP 19 AM 7:19
CALL: 305-467-1010

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned hereby accepts the appointment as the Registered Agent of **DOUGLAS GARDENS PROPERTIES, INC.** and agrees to comply with all provisions of the laws of the State of Florida, including Section 617.0501, Florida Statutes, relating to the proper and complete performance of the undersigned's duties as Registered Agent. The undersigned is familiar with and accepts the obligations of a Registered Agent as provided in Chapter 617, Florida Statutes.


Jeffrey P. Breimark, as Registered Agent

Date: September 18, 2023