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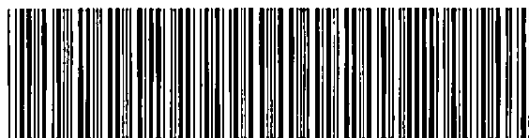
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## COVER LETTER

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

SUBJECT: HOME OWNERSHIP MADE EASY FOUNDATION, 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: Dwight C Selby  
\_\_\_\_\_  
Name (Printed or typed)  
  
200 E Granada Blvd Ste 207  
\_\_\_\_\_  
Address  
  
Ormond Beach, FL 32176  
\_\_\_\_\_  
City, State & Zip  
  
386-238-4456  
\_\_\_\_\_  
Daytime Telephone number  
  
dselby@selbyrealty.com  
\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

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

**ARTICLES OF INCORPORATION  
OF THE  
HOME OWNERSHIP MADE EASY FOUNDATION, INC.  
(a Florida not for profit corporation)**

The undersigned incorporator hereby executes these Articles of Incorporation for charitable purposes under the provisions of Chapter 617 of the Florida Statutes.

**ARTICLE 1  
NAME AND ADDRESS**

The name of the corporation shall be: HOME OWNERSHIP MADE EASY FOUNDATION, INC.

The initial principal and mailing address, which may be changed from time to time by action of the Board of Directors, is 200 E Granada Boulevard Suite 207, Ormond Beach, FL 32176.

**ARTICLE 2  
TERM OF EXISTENCE**

The corporation is to exist perpetually.

**ARTICLE 3  
PURPOSES AND LIMITATIONS**

The corporation is organized as a not for profit organization exclusively for charitable purposes.

A. The specific purposes of the corporation are:

- (1) To establish, receive and maintain a fund or funds for charitable service to benefit residents of Florida; to that end, to take and receive by gift, grant, bequest, devise or otherwise any and all property of any sort or nature, without limitation as to amount or value, and to manage, administer, invest, reinvest, and dispose of the same; to establish and administer endowment funds; from time to time pay and apply the funds and property of the corporation, including the principal as well as the income thereof, for the support of charitable works of the corporation.
- (2) Subject to the limitations and conditions contained in any gift, devise or bequest, to invest its funds in such mortgages, bonds, debentures, shares of preferred and common stock and other securities and property as its directors shall deem advisable, and to that end to purchase, sell, mortgage, lease, pledge, encumber, assign and transfer the same.
- (3) To the extent permitted by law, to do everything necessary or proper for the carrying out of the foregoing purposes.

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B. Limitations:

- (1) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, directors, officers, or other private persons, except 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 of the corporation. No substantial part of the activities of the corporation shall be the carrying on 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 any candidate for public office.
- (2) Notwithstanding any other provision of these articles, the corporation shall not conduct or carry on any activities which are not permitted to be carried on or conducted by organizations exempt from Federal Income tax under Section 501 (c) 3 of the Internal Revenue Code or the regulations issued thereunder, or by organizations exempt under Section 170 (c) 2 of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue Law).
- (3) Upon the dissolution of the corporation or the winding up of its affairs, the assets of the corporation shall be distributed exclusively to charitable, scientific or educational organizations which then would qualify for the provisions of Section 501 (c) 3 of the Internal Revenue Code and the regulations issued thereunder, and no officer, director or private individual shall be entitled to share in the distribution of any of the assets.

**ARTICLE 4  
INCORPORATOR**

The name and address of the incorporator of these Articles of Incorporation is: Dwight C. Selby 200 East Granada Suite 207 Ormond Beach, Florida 32176.

**ARTICLE 5  
OFFICERS**

The officers of the corporation shall be a President, one or more Vice Presidents, a Secretary, a Treasurer, any additional Secretaries or Treasurers, and such other officers as may be provided in the Bylaws. A person may hold more than one office at one time.

The names of the persons who shall serve as Officers of the corporation until the first meeting of the Board of Directors are:

Dwight C. Selby	President
Kyle C. Selby	Vice President
Sheryl Selby	Secretary
Dwight C. Selby	Treasurer

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**ARTICLE 6  
BOARD OF DIRECTORS**

The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have three directors initially. The number of directors may be increased or decreased from time to time, in accordance with the Bylaws but shall never be less than three.

The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the corporation are:

Dwight C. Selby, 200 E Granada Boulevard Suite 207, Ormond Beach, FL 32176  
Kyle C. Selby, 200 E Granada Boulevard Suite 207, Ormond Beach, FL 32176  
Sheryl Selby, 200 E Granada Boulevard Suite 207, Ormond Beach, FL 32176

**ARTICLE 7  
BYLAWS**

The power to adopt the Bylaws of this corporation, to alter, amend or repeal the Bylaws or to adopt new Bylaws shall be vested in the Board of Directors. The Bylaws may be altered, amended, or rescinded only upon a two-thirds vote of the entire Board of Directors.

**ARTICLE 8  
AMENDMENT OF ARTICLES OF INCORPORATION**

The corporation reserves the right to amend, alter, change, or repeal any provision contained in these Articles of Incorporation only upon the two-thirds vote of the entire Board of Directors.

**ARTICLE 9  
INITIAL REGISTERED OFFICE AND AGENT**

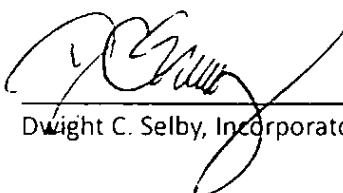
The street address of the initial registered office of this corporation is 444 Seabreeze Boulevard, Suite 900, Daytona Beach, FL 32118, and the name of the initial registered agent of this corporation is Seabreeze Corporate Services, LLC.

**ARTICLE 10  
INDEMNIFICATION**

Every Director and every Officer of this corporation shall be indemnified by this corporation to the fullest extent of the law against all expenses and liabilities, including counsel fees reasonably incurred by or imposed on him or her in connection with any proceeding or settlement of any proceeding to which he or she may become involved by reason of his or her having been a Director or Officer of this corporation, whether or not he or she is an Officer or Director at the time such expenses are incurred.

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TALLAHASSEE, FLORIDA

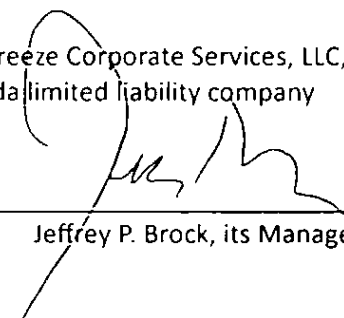
In witness whereof, for the purpose of forming this corporation not for profit under the laws of the State of Florida, the undersigned incorporator, has hereunto executed these Articles of Incorporation this 6<sup>TH</sup> day of November, 2023.

  
\_\_\_\_\_  
Dwight C. Selby, Incorporator

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of the Home Ownership Made Easy Foundation, Inc., which is contained in the foregoing Articles of Incorporation and agrees to discharge the obligations required by law.

Seabreeze Corporate Services, LLC, a  
Florida limited liability company

By   
\_\_\_\_\_  
Jeffrey P. Brock, its Manager

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