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FLORIDA PROFIT/NON PROFIT CORPORATION  
Neighborhood Impact Property Management Company, Inc

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ARTICLES OF INCORPORATION

OF

NEIGHBORHOOD IMPACT PROPERTY MANAGEMENT COMPANY, INC.

(A Florida Corporation Not-for-Profit) SECRETARY OF STATE  
TALLAHASSEE, FL

The undersigned, acting as incorporator of Neighborhood Impact Property Management Company, Inc., a not-for-profit Corporation for charitable and philanthropic purposes, under the provisions of Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such Corporation.

ARTICLE I

NAME

The name of this Corporation is Neighborhood Impact Property Management Company, Inc.

ARTICLE II

PURPOSES

The Corporation is organized exclusively for charitable, religious, educational and scientific purposes, including for such purposes, the making of distributions to organizations under Section 501(c)(3) of the Internal Revenue Code (or the corresponding section of any future Federal Tax Code). No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of Section 501(c)(3) purposes. 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.

In particular, it is the intent and purpose of the Corporation to work with the property owners' associations created by Habitat for Humanity of Lee and Hendry Counties, Inc.

Notwithstanding any other provisions herein, the Corporation shall not carry on any activities not permitted to be carried on:

(a) By an organization exempt from Federal income tax under Section 501(a) of the Internal Revenue Code of 1986 as an organization described in Section 501(c)(3) of such Code, or

(b) By an organization, contributions to which are deductible under Sections 170(c)(2), 2055(a)(2), or 2522(a)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

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**ARTICLE III**  
**QUALIFICATION OF MEMBERS**

The membership of this Corporation shall constitute all persons hereinafter named as officers and directors and such other persons as, from time to time hereafter, may become members, in the manner provided in the Bylaws.

**ARTICLE IV**  
**TERM OF EXISTENCE**

The existence of the Corporation will commence upon the filing of these Articles with the Department of State of the State of Florida and shall continue thereafter in perpetually, unless dissolved according to law.

**ARTICLE V**  
**INCORPORATOR**

The name and residence of the incorporator to these Articles is:

Charles B. Capps, Esq.  
1833 Hendry Street  
Fort Myers, FL 33901

**ARTICLE VI**  
**OFFICERS**

Section 1. The officers of the Corporation shall be a President, a Secretary, a Treasurer, and such other officers as may be provided in the Bylaws.

Section 2. The names and addresses of the persons who are to serve as officers of the Corporation until the first meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME AND ADDRESS</u>
President	<b>John O'Donnell</b> 12751 New Brittany Blvd, Suite 100 Fort Myers, FL 33907
Secretary	<b>Tanya Soholt</b> 12751 New Brittany Blvd, Suite 100 Fort Myers, FL 33907
Treasurer	<b>Rebecca Lucas</b> 12751 New Brittany Blvd, Suite 100 Fort Myers, FL 33907

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Section 3. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the Bylaws.

## **ARTICLE VII** **BOARD OF DIRECTORS**

Section 1. The business affairs of this Corporation shall be managed by the Board of Directors. This Corporation shall have three (3) directors initially, who shall be elected annually unless changed by the Bylaws. The number of directors may be increased from time to time, by the Bylaws, but shall never be less than three.

Section 2. The Board of Directors shall be members of the Corporation.

Section 3. Members of the Board of Directors shall be elected and hold office in accordance with the Bylaws.

Section 4. 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:

### **NAME**

### **ADDRESS**

Director

**Teri McParland**  
12751 New Brittany Blvd, Suite 100  
Fort Myers, FL 33907

Director

**Jennifer Lacey**  
12751 New Brittany Blvd, Suite 100  
Fort Myers, FL 33907

Director

**Karen Rodriguez**  
12751 New Brittany Blvd, Suite 100  
Fort Myers, FL 33907

## **ARTICLE VIII** **BYLAWS**

Section 1. The Board of Directors of this Corporation may provide such Bylaws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time.

Section 2. Upon proper notice, the Bylaws may be amended, altered or rescinded by a majority vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

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## **ARTICLE IX** **AMENDMENTS**

Section 1. These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose, by at least a majority of a quorum of voting members present to vote.

Section 2. Amendments may also be made at a regular meeting of the membership upon notice given, as provided by the Bylaws, of intention to submit such amendments.

## **ARTICLE X** **LOCATION**

The location of this Corporation shall be at 12751 New Brittany Blvd, Suite 100, in the City of Fort Myers, County of Lee, State of Florida 33907, the mailing address shall be the same.

## **ARTICLE XI** **NONPROFIT STATUS**

Section 1. No part of the net earnings of the Corporation shall inure to the benefit of any individual or member.

Section 2. The Corporation shall not carry on propaganda, or otherwise act to influence legislation.

## **ARTICLE XII** **DUES**

The amount of the yearly dues payable by members shall be such amount as may be determined from time to time by the Board of Directors.

## **ARTICLE XIII** **POWERS**

In order to promote the purposes of this Corporation, it may acquire property by grant, gift, purchase, devise or bequest, and hold and dispose of such property as the Corporation shall require for the benefit of the members and not for pecuniary profit.

## **ARTICLE XIV** **MEETINGS**

Section 1. The annual meeting for the election of members of the Board of Directors shall be held as may be provided in the Bylaws.

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Section 2. The Corporation may provide in its Bylaws for the holding of additional regular meetings and any special meetings, and shall provide notice of all such meetings.

**ARTICLE XV**  
**DISTRIBUTION OF ASSETS UPON DISSOLUTION**

Upon dissolution of this Corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or 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.

**ARTICLE XVI**  
**REGISTERED AGENT**

The street address of the initial registered office of this Corporation is 12751 New Brittany Blvd, Suite 100, in the City of Fort Myers, County of Lee, State of Florida 33907, and the name of the initial registered agent of this Corporation at that address is **Rebecca Lucas**.

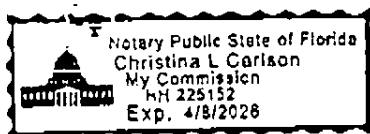
1<sup>st</sup> IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal this 1<sup>st</sup> day of March, 2024, for the purpose of forming this Corporation not-for-profit under laws of the State of Florida


  
\_\_\_\_\_  
Charles B. Capps, Esq.  
Incorporator

STATE OF FLORIDA  
COUNTY OF LEE

Before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared **Charles B. Capps**, to me known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed and subscribed to these Articles of Incorporation.

Witness my hand and official seal in the County and State named above this 1<sup>st</sup> day of March, 2024.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance, with said Act:

First--That **Neighborhood Impact Property Management Company, Inc.**, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 12751 New Brittany Blvd, Suite 100, in the City of Fort Myers, County of Lee, State of Florida 33907, has named **Rebecca Lucas**, located at 12751 New Brittany Blvd, Suite 100, in the City of Fort Myers, County of Lee, State of Florida 33907, as its agent to accept service of process within this State.

**ACKNOWLEDGMENTS:**

Having been named to accept service of process for the above-stated Corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: Rebecca Lucas  
Rebecca Lucas, Registered Agent

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